



## **Agenda**

### **Greenville City Council**

**March 12, 2020  
6:00 PM  
City Council Chambers**

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

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- I. Call Meeting To Order**
- II. Invocation - Council Member Litchfield**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week 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.

## **VII. Special Recognitions**

1. Cheryl Tafoya - Public Works Department Retiree
2. Bryant Beddard - Graduate of Executive Fire Officer Program

## **VIII. Appointments**

3. Appointments to Boards and Commissions

## **IX. Consent Agenda**

4. Resolution accepting dedication of rights-of-way and easements for Langston West Phase 11 Section 1; Bent Creek Subdivision Phase 2 Lots 70-78; and Bent Creek Subdivision Phase 4 Lots 58, 60, 65, and 66
5. Approval of application for a North Carolina Parks and Recreation Trust Fund (PARTF) grant in support of the development of an "Adventure Park"
6. Town Creek Culvert Change Order - 8th Street Outfall
7. Grant of Utilities Easement for historic Jones-Lee House
8. Grant of Amendment to Easement to Piedmont Natural Gas Company, Inc. for a Flare Site on Greenville Utilities Commission's Wastewater Treatment Plant Property
9. Grant of Easement to Restoration Systems, LLC for the Greenville Utilities Commission Nutrient Bank

## **X. New Business**

### **Public Hearings**

10. Ordinance to annex the Greenville Utilities Commission Westside Regional Pump Station involving 0.9796 acres located 1,800+/- feet north of West 5<sup>th</sup> Street and 75 feet west of Paladin Place Duplexes.
11. Ordinance requested by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-Family])
12. Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations
13. Ordinance to designate the Frank Wilson Store, located at 401 Evans Street and 100 East Fourth Street and further identified as Pitt County Tax Parcel Numbers 38900 and 85107, as a Local Historic Landmark

**Other Items of Business**

14. Presentation on Census 2020 activities

**XI. City Manager's Report**

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

**XIII. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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

**Explanation:** **Abstract:** The City Council fills vacancies and makes appointments on the City's boards and commissions. Appointments are scheduled to be made to three of the boards and commissions.

**Explanation:** City Council appointments need to be made to the Human Relations Council, Police Community Relations Committee, and the Youth Council.

The City Council updated the Board and Commission Policy on October 9, 2017 to include a provision for extended vacancies:

*Nominations for Extended Vacancies*

*In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.*

Under this provision, the following seats are open to nominations from the City Council:

- Maurice Whitehurst - Human Relations Council
- Greg Rubel - Police Community Relations Committee
- 8 spots on the Youth Council

**Fiscal Note:** No direct fiscal impact



**Recommendation:** Make appointments to the Human Relations Council, Police Community Relations Committee, and the Youth Council.

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ATTACHMENTS:

▣ **Appointment\_List\_1124570**

# Appointments to Boards and Commissions

March 2020

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## Human Relations Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Martin Montelongo	1	Filling unexpired term	Not seeking 2 <sup>nd</sup> term	Sept. 2019
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

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## Police Community Relations Committee

**Council Liaison:** Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Greg Rubel <i>(Council Member Will Bell)</i>	2	Second term	Resigned	October 2020

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## Youth Council

**Council Liaison:** Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
8 spots open			

\*Seats that are open to nomination from the City Council are highlighted.

# Applicants for Human Relations Council

Alaric Martin  
3195 Boardwalk Lane Apt. #9  
Greenville, NC 27834

**District #:** 2

Keshia B. Williams  
945 Spring Forest Rd.  
Greenville, NC

**District #:** 4

Travis Williams  
3408 Evans Street Apt. E  
Greenville, NC 27834

**District #:** 5

Stephanie Winfield  
1103 Red Banks Road  
Greenville, NC

**District #:** 4

Tyrone Walston  
2706 Webb Street  
Greenville, NC 27834

**District #:** 2

**CandidateType:** City

Arcina Dixon  
4016 Dublin Road  
Winterville, NC 28590

**District #:** 5

**CandidateType:** City

**Application Date:** 9/4/2018

**Home Phone:** (919) 924-1631

**Business Phone:**

**Email:** amartin@gmail.com

**Application Date:** 4/24/2018

**Home Phone:** 252-558-3620

**Business Phone:**

**Email:** williak5@pitt.k12.nc.us

**Application Date:** 4/16/2017

**Home Phone:** (252) 412-4584

**Business Phone:**

**Email:** taft1986@yahoo.com

**Application Date:** 7/14/2017

**Home Phone:**

**Business Phone:**

**Email:** ladona12@gmail.com

**Application Date:** 12/10/2019

**Business Phone:** (252) 752-6154

**Home Phone:** (252) 412-7351

**Email:** walston.tyrone@gmail.com

**Application Date:** 12/16/2019

**Business Phone:**

**Home Phone:** (252) 227-8556

**Email:** dixona73@gmail.com

# Applicants for Police Community Relations Committee

None.

# Youth Council

DyQuan Bunns  
3202 Westgate Drive  
Greenville, NC 27834  
**District #:** 1  
**CandidateType:** Student

**Application Date:** 2/4/2020

**Business Phone:**

**Home Phone:** (252) 341-3626

**Email:** bunnsdy@students.pittschools.



## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Resolution accepting dedication of rights-of-way and easements for Langston West Phase 11 Section 1; Bent Creek Subdivision Phase 2 Lots 70-78; and Bent Creek Subdivision Phase 4 Lots 58, 60, 65, and 66

**Explanation:** In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Langston West Phase 11 Section 1 (Map Book 84 at Page 136); Bent Creek Subdivision Phase 2 Lots 70-78 (Map Book 85 at Page 41); and Bent Creek Subdivision Phase 4 Lots 58, 60, 65, and 66 (Map Book 83 at Page 114). A resolution accepting the dedication of the aforementioned rights-of-way and easements is attached for City Council consideration. The final plats showing the rights-of-way and easements are also attached.

**Fiscal Note:** Funds for the maintenance of these rights-of-way and easements are included within the FY 2019-2020 budget.

**Recommendation:** City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Langston West Phase 11 Section 1; Bent Creek Subdivision Phase 2 Lots 70-78; and Bent Creek Subdivision Phase 4 Lots 58, 60, 65, and 66.

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### ATTACHMENTS:

- ❑ **March 2020 Right of Way Resolution 1124460**
- ❑ **Langston West**
- ❑ **Bent Creek Ph 2**
- ❑ **Bent Creek Ph 4**

RESOLUTION NO.  
A RESOLUTION ACCEPTING DEDICATION TO THE PUBLIC OF  
RIGHTS-OF-WAY AND EASEMENTS ON SUBDIVISION PLATS

WHEREAS, G.S. 160A-374 authorizes any City Council to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Subdivision Review Board of the City of Greenville has acted to approve the final plats named in this resolution, or the plats or maps that predate the Subdivision Review Process; and

WHEREAS, the final plats named in this resolution contain dedication to the public of lands or facilities for streets, parks, public utility lines, or other public purposes; and

WHEREAS, the Greenville City Council finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Greenville to accept the offered dedication on the plats named in this resolution.

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

Section 1. The City of Greenville accepts the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes offered by, shown on, or implied in the following approved subdivision plats:

Langston West Phase 11 Section 1	Map Book 84 Page 136
Bent Creek Subdivision Phase 2 Lots 70-78	Map Book 85 Page 41
Bent Creek Subdivision Phase 4 Lots 58, 60, 65 and 66	Map Book 83 Page 114

Section 2. Acceptance of dedication of lands or facilities shall not place on the City any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations or specific acts of the City, or as provided by the laws of the State of North Carolina.

Section 3. Acceptance of the dedications named in this resolution shall be effective upon adoption of this resolution.

Adopted the 12<sup>th</sup> day of March, 2020.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Betty U. Moseley, Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the 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 12<sup>th</sup> day of March, 2020.

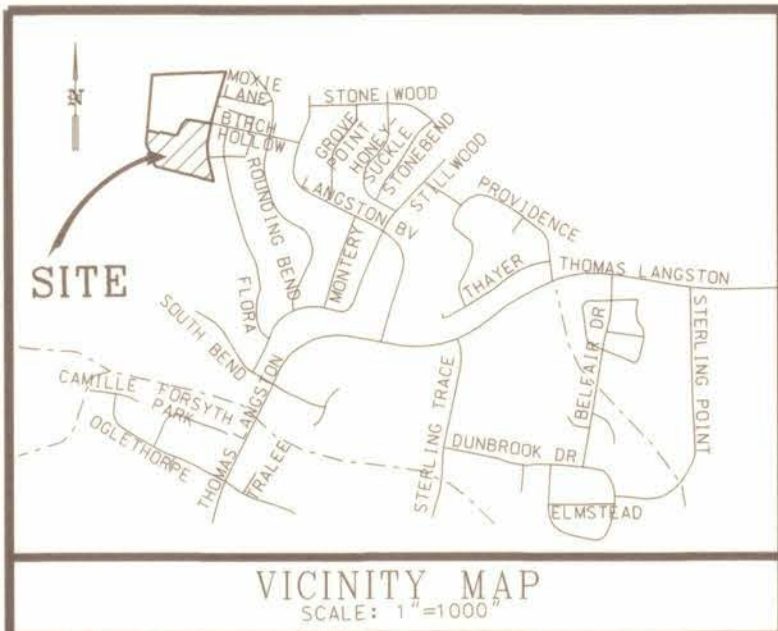
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Notary Public

My Commission Expires:

#1124460





**CURVE DATA**

<b>C1</b> R= 150.00' Δ= 15°20'24" L= 40.16 Ch=S 72°26'06"W 40.04'	<b>C2</b> R= 150.00' Δ= 29°09'08" L= 63.03 Ch=S 87°17'00"W 65.50'	<b>C3</b> R= 150.00' Δ= 26°26'42" L= 69.23 Ch=S 61°26'58"W 68.62'	<b>C4</b> R= 150.00' Δ= 23°35'20" L= 61.76 Ch=S 36°26'03"W 61.32'	<b>C5</b> R= 150.00' Δ= 07°01'58" L= 18.46 Ch=S 21°07'26"W 18.40'	<b>C6</b> R= 525.00' Δ= 03°37'38" L= 33.24 Ch=S 15°47'37"W 33.23'
<b>C7</b> R= 525.00' Δ= 08°53'49" L= 81.52 Ch=S 09°31'54"W 81.44'	<b>C8</b> R= 525.00' Δ= 01°14'23" L= 11.36 Ch=S 84°27'46"W 11.36'	<b>C9</b> R= 75.00' Δ= 108°35'48" L= 142.15 Ch=S 58°08'25"W 121.81'	<b>C10</b> R= 100.00' Δ= 72°48'42" L= 127.08 Ch=N 31°09'27"W 118.70'	<b>C11</b> R= 100.00' Δ= 08°05'49" L= 14.13 Ch=N 09°17'49"E 14.12'	<b>C12</b> R= 150.00' Δ= 12°47'31" L= 33.49 Ch=S 06°57'02"W 33.42'
<b>C13</b> R= 150.00' Δ= 23°19'39" L= 61.07 Ch=S 11°06'32"E 60.65'	<b>C14</b> R= 150.00' Δ= 25°40'36" L= 67.22 Ch=S 35°36'35"E 66.66'	<b>C15</b> R= 150.00' Δ= 19°06'52" L= 50.04 Ch=S 58°00'18"E 49.81'	<b>C16</b> R= 125.00' Δ= 11°18'28" L= 24.67 Ch=S 73°12'59"E 24.63'	<b>C17</b> R= 125.00' Δ= 24°07'05" L= 52.62 Ch=N 89°04'14"E 52.23'	<b>C18</b> R= 125.00' Δ= 32°02'01" L= 69.89 Ch=N 60°59'45"E 68.98'
<b>C19</b> R= 125.00' Δ= 24°14'58" L= 52.90 Ch=N 32°48'30"E 52.71'	<b>C20</b> R= 125.00' Δ= 16°47'42" L= 36.64 Ch=N 12°14'23"E 36.51'	<b>C21</b> R= 475.00' Δ= 03°15'18" L= 86.86 Ch=N 05°28'44"E 27.12'	<b>C22</b> R= 475.00' Δ= 10°29'31" L= 86.86 Ch=N 12°21'40"E 86.86'	<b>C23</b> R= 100.00' Δ= 97°37'25" L= 170.39 Ch=N 66°25'15"E 150.51'	

Doc ID: 01446950001 Type: CRP  
 Recorded: 08/25/2019 at 10:59:16 AM  
 Fee Amt: \$21.00 Page 1 of 1  
 Pitt County, NC  
 Lisa P. Nichols REG OF DEEDS  
 BK 84 PG 136

COPY

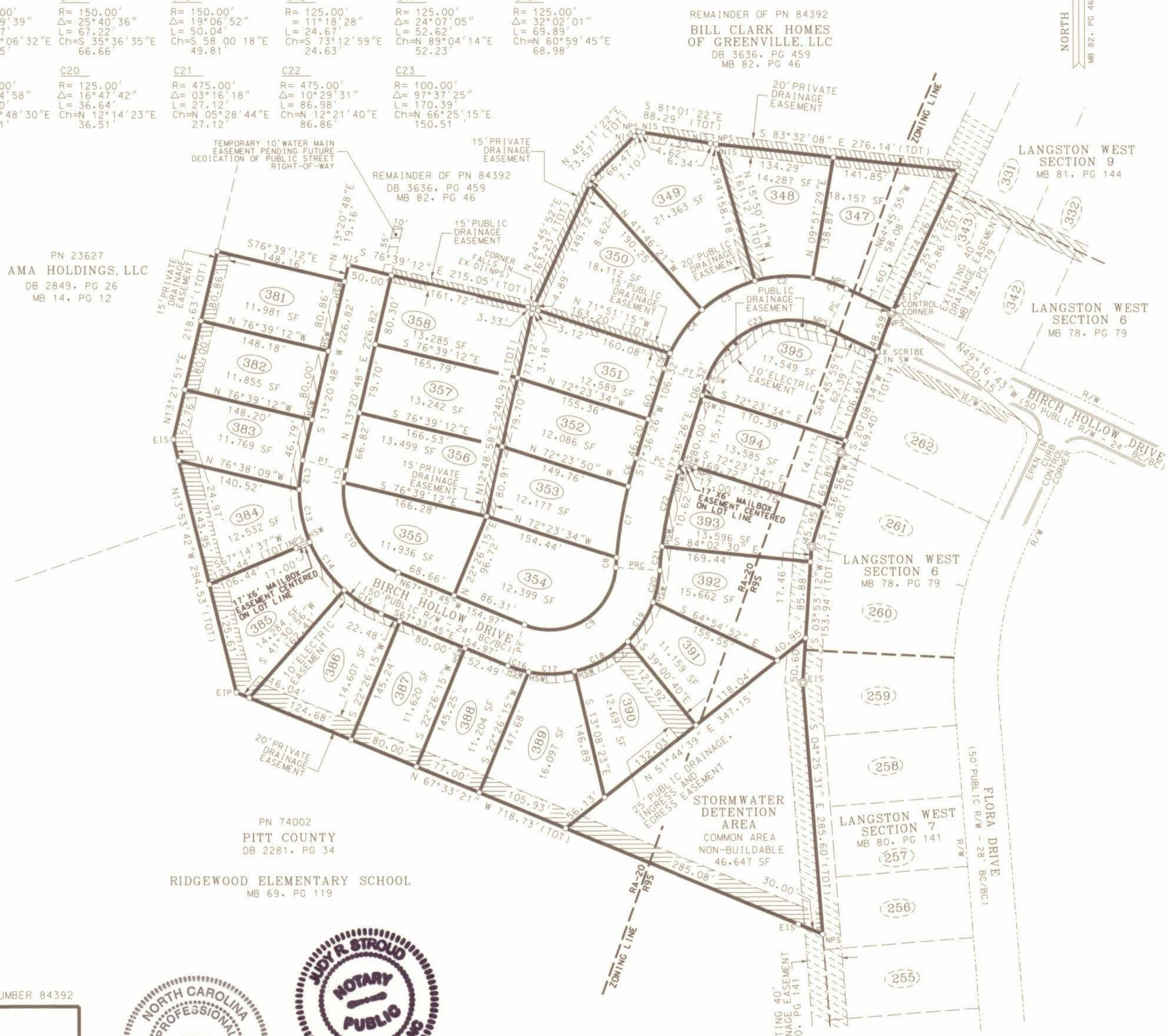


**SITE DATA**

NUMBER OF LOTS CREATED.....	28
TOTAL AREA IN TRACT.....	11.1420 AC
AREA IN COMMON AREA.....	1.0708 AC
AREA IN PARKS, RECREATION AREAS AND THE LIKE.....	0

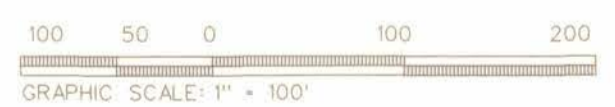
- NOTES:**
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
  - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. REFERENCE: FIRM PANEL NUMBER 3720466600J, DATED: JULY 7, 2014.
  - IRON STAKES SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
  - NO PERMANENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO SUBDIVISION SIGNAGE, FENCES OR STORAGE BUILDINGS, SHALL BE CONSTRUCTED OR LOCATED IN ANY PUBLIC DRAINAGE EASEMENT SHOWN ON THIS PLAT WITHOUT PRIOR APPROVAL FROM THE CITY OF GREENVILLE PUBLIC WORKS DEPARTMENT.
  - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRDACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
  - ALL PRIVATE DRAINAGE EASEMENTS AND COMMON AREA TO BE MAINTAINED BY LANGSTON WEST PROPERTY OWNER'S ASSOCIATION. REFERENCE DEED \_\_\_\_\_, PAGE \_\_\_\_\_.
  - THIS MAP SUPERSEDES MAP RECORDED IN MAP BOOK 84, PAGE 45 ENTITLED LANGSTON WEST, PHASE 11, SECTION 1. THIS MAP WAS REVISED TO ADD TWO MAILBOX EASEMENTS, A TEMPORARY WATER MAIN EASEMENT AND TO DENOTE HOLES DRILLED WHERE IRON STAKES COULD NOT BE SET.

PN 23627  
 AMA HOLDINGS, LLC  
 DB 2849, PG 26  
 MB 14, PG 12



**LEGEND**

NPS	NO POINT SET
EIS	EXISTING IRON STAKE
EIR	EXISTING IRON ROD
CH	CHORD
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
Δ	DELTA
R	RADIUS
BC	BACK OF CURB
AC	ACRES
L	CURVE LENGTH
⊙	CENTERLINE
R/W	RIGHT-OF-WAY
NIS	NEW IRON STAKE
SF	SQUARE FEET
⊙	DENOTES A CHANGE IN DIRECTION OF A LINE
HSW	HOLE IN SIDEWALK
SW	SIDEWALK



REVISED 6/15/19  
 SHEET 1 OF 1  
 A PORTION OF PARCEL NUMBER 84392

MAP FOR RECORD  
**LANGSTON WEST**  
 PHASE 11 SECTION 1

REFERENCE: DEED BOOK 3636, PAGE 459 AND MAP BOOK 82, PAGE 46  
 GREENVILLE, WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA

OWNER: **BILL CLARK HOMES OF GREENVILLE, LLC**  
 200 E. ARLINGTON BLVD.  
 GREENVILLE, NC 27858  
 (252) 355-5805

**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 3636 PAGE 459  
 DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 \_\_\_\_\_  
 N.C. REG. NO. L-4146

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUB-DIVISION IS MADE AT THE REQUEST OF  
 Daniel Kohn  
 Kathryn O Smith  
 OWNER  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS 26th DAY OF August 2019  
 Judy R. Stroud  
 NOTARY PUBLIC, MY COMMISSION EXPIRES ON \_\_\_\_\_

**APPROVAL**  
 THIS FINAL PLAT, 19-29 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 13 DAY OF August, 2019.  
 Chantae M. Gooby  
 CITY PLANNER

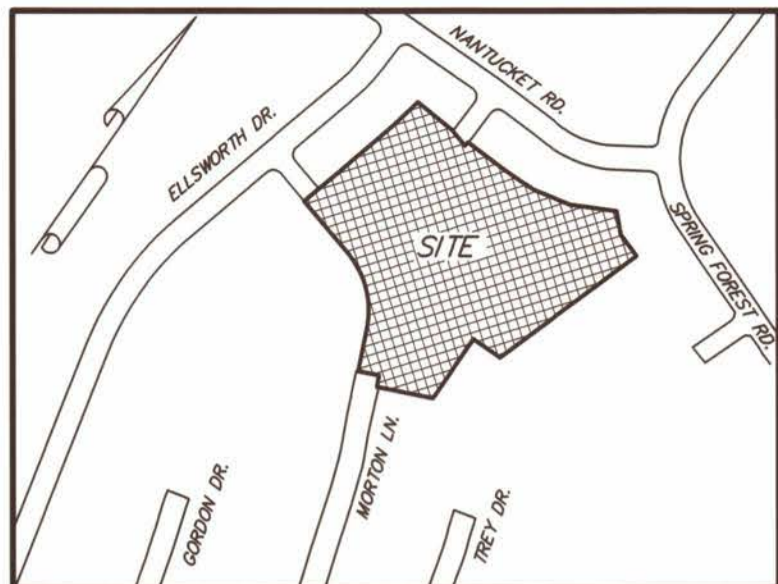
**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES AND EASEMENTS FOREVER, ALL AREAS AS SHOWN OR AS INDICATED ON SAID PLAT.  
 Daniel Kohn  
 Kathryn O Smith  
 OWNER  
 Judy R. Stroud  
 ATTEST

**SURVEYOR'S CERTIFICATION**  
 I, DEBORAH T. BOYETTE CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3636 PAGE 459 OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:52,087 AS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(g) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 19 DAY OF August, 2019.  
 SIGNED Deborah T. Boyette  
 PROFESSIONAL LAND SURVEYOR L-4146

**REVIEW OFFICER'S CERTIFICATE**  
 I, Chantae M. Gooby  
 REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 Chantae M. Gooby  
 REVIEW OFFICER  
 DATE 8/13/2019







VICINITY MAP 1" = 1,000'

NOTES:

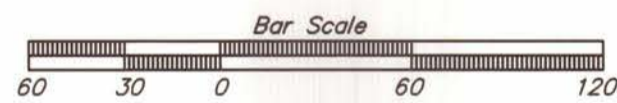
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, COMMUNITY PANEL # 3720466700K, EFFECTIVE DATE: 07-07-2014, AND COMMUNITY PANEL # 3720467700K, EFFECTIVE DATE: 07-07-2014, ZONE X.
2. THE DESIGNATION OVER WATER, SANITARY SEWER, GAS OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING THE 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.
3. THIS PROPERTY IS SUBJECT TO THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
4. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRoACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
5. ALL UTILITY EASEMENTS (EXISTING & PROPOSED) ARE CENTERED ON UTILITY LINES AS INSTALLED UNLESS NOTED OTHERWISE.
6. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

Doc ID: 014588370001 Type: CRP  
 Recorded: 01/24/2020 at 03:09:06 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Pitt County, NC  
 Lisa P. Nichols REG OF DEEDS  
 BK 85 PG 41

CURVE TABLE			
CURVE NO.	CHORD DIRECTION	CHORD DISTANCE	RADIUS DISTANCE
C1	N 60° 02' 00" E	35.36'	25.00'
C2	N 29° 58' 00" W	35.36'	25.00'
C3	S 44° 04' 58" E	36.07'	25.00'
C4	S 8° 33' 34" W	16.92'	75.00'
C5	N 12° 21' 47" E	11.66'	125.00'
C6	N 5° 53' 06" E	16.58'	125.00'
C7	N 47° 05' 06" E	35.36'	25.00'
C8	S 60° 02' 19" W	35.35'	25.00'
C9	N 29° 35' 20" W	35.12'	25.00'
C10	N 64° 02' 38" W	97.09'	275.00'
C11	S 38° 38' 40" E	144.50'	275.00'
C12	N 49° 11' 23" E	195.69'	225.00'

LEGEND:

- EIP - EXISTING IRON PIPE
- ERB - EXISTING RE-BAR
- R/W - RIGHT OF WAY
- B/B - BACK TO BACK



SHEET 1 OF 1

FINAL PLAT FOR  
**BENT CREEK SUBDIVISION**  
 PHASE 2  
 LOTS 70 - 78

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER(S) HBL INVESTMENTS, LLC  
 ADDRESS 2582 BLUE CREEK LANE GRIMESLAND, NC 27837  
 PHONE

**GARY S. MILLER & ASSOCIATES, P.A.**  
 LAND SURVEYORS  
 GARY S. MILLER, PLS. 1803 South Charles Blvd. Greenville, N.C. 27958  
 Phone (252)756-7878 Fax (252)756-0785 License # C-0225

SURVEYED: MCP APPROVED: GSM  
 DRAWN: BLW DATE: 11-07-19  
 CHECKED: TEM SCALE: 1" = 60'

SITE DATA:

NUMBER OF LOTS CREATED - 17  
 ACREAGE IN TOTAL TRACT - 378,298 Sq. Ft. / 8.685 Ac.  
 ACREAGE IN STREETS - 78,003 Sq. Ft. / 1.791 Ac.  
 ACREAGE IN LOTS - 300,295 Sq. Ft. / 6.894 Ac.  
 ACREAGE IN COMMON AREA - 0  
 ACREAGE IN PARKS, RECREATION AREAS & THE LIKE - 0

WO # 19230 FB #

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 3764 PAGE 237-242  
 DEED BOOK 3745 PAGE 79-83  
 DEED BOOK

OWNERS STATEMENT  
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF  
 [Signature]  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS 17th DAY OF January, 2020  
 [Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES Sept. 29, 2021

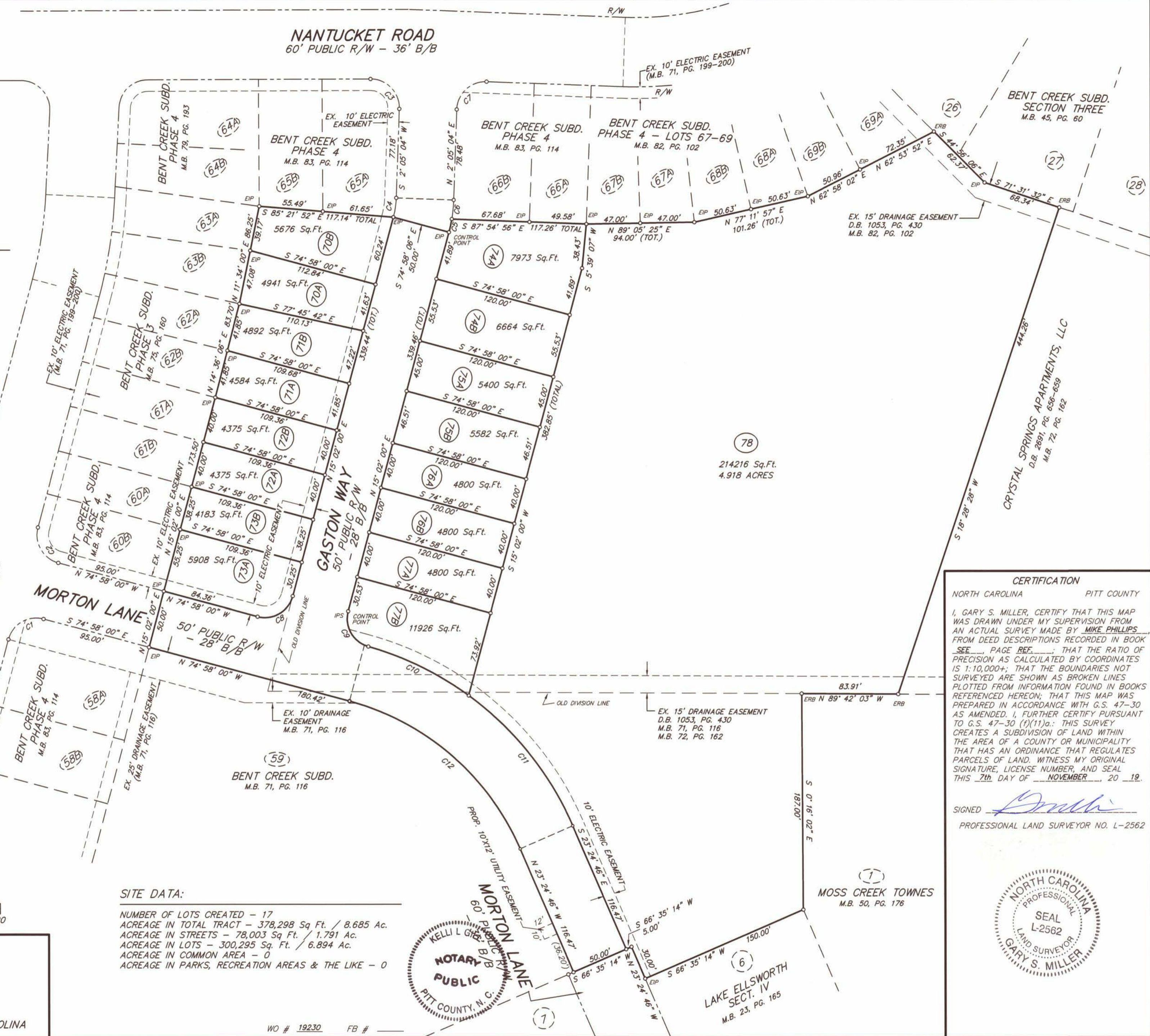
APPROVAL  
 THIS FINAL PLAT NO. 19-46 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE DAY OF January, 2020.  
 [Signature]  
 SIGNED CITY PLANNER

DEDICATION  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.  
 [Signature]  
 SIGNED ATTEST

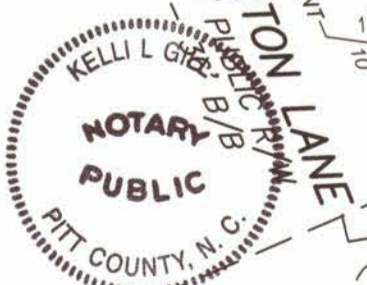
REVIEW OFFICER  
 STATE OF NORTH CAROLINA COUNTY OF PITT  
 I, Bradleigh Sceviour  
 REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 [Signature]  
 REVIEW OFFICER DATE: 1/24/2020

COPY

ELLSWORTH DRIVE  
 60' PUBLIC R/W - 36' B/B



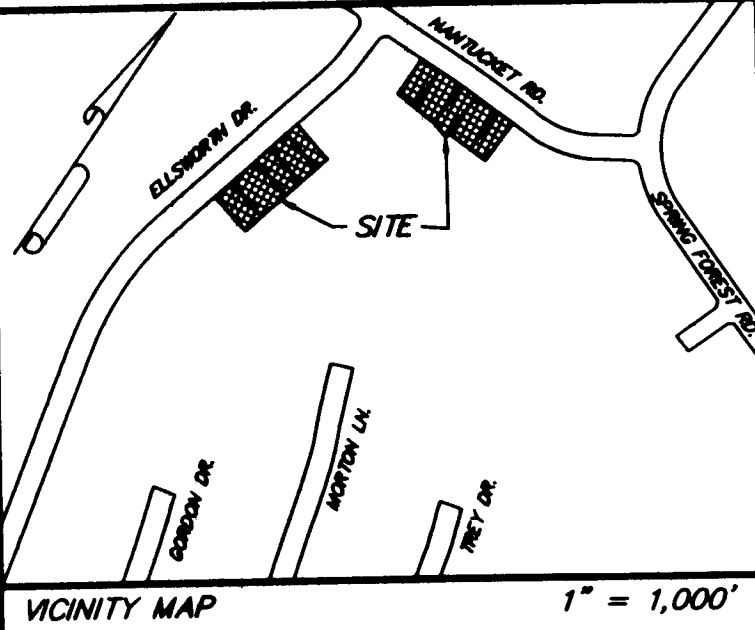
CERTIFICATION  
 NORTH CAROLINA PITT COUNTY  
 I, GARY S. MILLER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY MIKE PHILLIPS FROM DEED DESCRIPTIONS RECORDED IN BOOK SEE PAGE REE; THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREIN; 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)a: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7th DAY OF NOVEMBER, 2019.  
 SIGNED [Signature]  
 PROFESSIONAL LAND SURVEYOR NO. L-2562



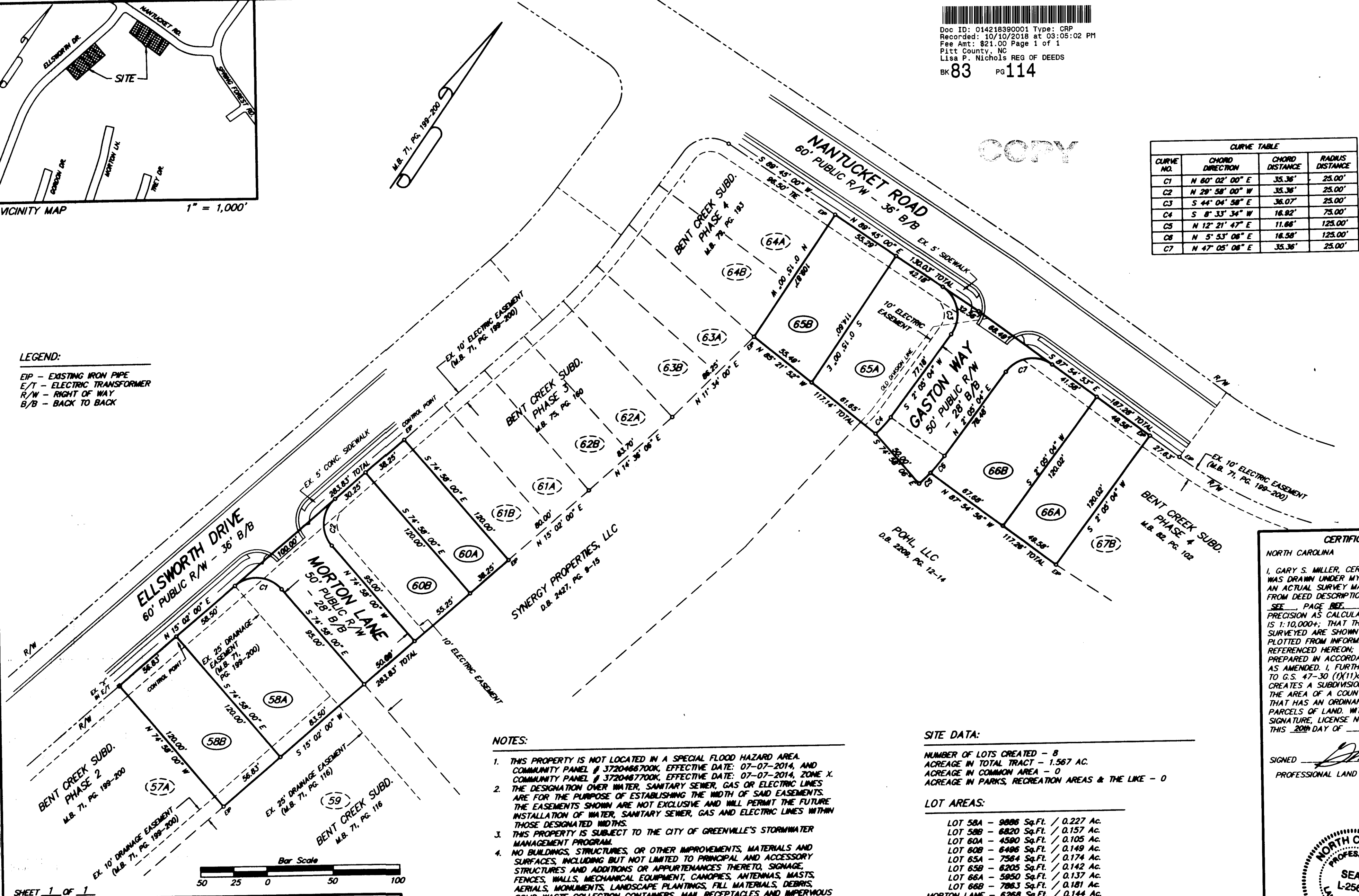


COPY

CURVE NO.	CHORD DIRECTION	CHORD DISTANCE	RADIUS DISTANCE
C1	N 60° 02' 00" E	35.36'	25.00'
C2	N 29° 58' 00" W	35.36'	25.00'
C3	S 44° 04' 58" E	36.07'	25.00'
C4	S 8° 33' 34" W	16.82'	75.00'
C5	N 12° 21' 47" E	11.86'	125.00'
C6	N 5° 53' 08" E	16.58'	125.00'
C7	N 47° 05' 08" E	35.36'	25.00'



LEGEND:  
 EIP - EXISTING IRON PIPE  
 E/T - ELECTRIC TRANSFORMER  
 R/W - RIGHT OF WAY  
 B/B - BACK TO BACK



NOTES:

- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, AND COMMUNITY PANEL # 3720468700K, EFFECTIVE DATE: 07-07-2014, AND COMMUNITY PANEL # 3720467700K, EFFECTIVE DATE: 07-07-2014, ZONE X. THE DESIGNATION 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.
- THIS PROPERTY IS SUBJECT TO THE CITY OF GREENVILLE'S STORMWATER MANAGEMENT PROGRAM.
- NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
- ALL UTILITY EASEMENTS (EXISTING & PROPOSED) ARE CENTERED ON UTILITY LINES AS INSTALLED UNLESS NOTED OTHERWISE.
- IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SITE DATA:

NUMBER OF LOTS CREATED - 8  
 ACREAGE IN TOTAL TRACT - 1.567 AC.  
 ACREAGE IN COMMON AREA - 0  
 ACREAGE IN PARKS, RECREATION AREAS & THE LIKE - 0

LOT AREAS:

LOT 58A	9086 Sq.Ft.	/ 0.227 Ac.
LOT 58B	6820 Sq.Ft.	/ 0.157 Ac.
LOT 60A	4580 Sq.Ft.	/ 0.105 Ac.
LOT 60B	6496 Sq.Ft.	/ 0.149 Ac.
LOT 65A	7564 Sq.Ft.	/ 0.174 Ac.
LOT 65B	6205 Sq.Ft.	/ 0.142 Ac.
LOT 66A	5950 Sq.Ft.	/ 0.137 Ac.
LOT 66B	7863 Sq.Ft.	/ 0.181 Ac.
MORTON LANE	6268 Sq.Ft.	/ 0.144 Ac.
GASTON WAY	6585 Sq.Ft.	/ 0.151 Ac.
TOTAL	68,227 Sq.Ft.	/ 1.567 Ac.

CERTIFICATION

NORTH CAROLINA PITT COUNTY  
 I, GARY S. MILLER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY MIKE PHILLIPS FROM DEED DESCRIPTIONS RECORDED IN BOOK SEE, PAGE 112. THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATES IS 1:10,000+. THAT THE 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 (X11)a: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 20th DAY OF AUGUST, 20 18.

SIGNED [Signature]  
 PROFESSIONAL LAND SURVEYOR NO. L-2562



FINAL PLAT FOR  
**BENT CREEK SUBDIVISION**  
 PHASE 4  
 LOTS 58, 60, 65 AND 66

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER(S)	SYNERGY PROPERTIES, LLC	POHL, LLC
ADDRESS	2131 JUBILEE LANE WINTERVILLE, NC 28390	P.O. BOX 30930 GREENVILLE, NC 27833
PHONE	(252) 355-7484	(252) 355-7757

**GARY S. MILLER & ASSOCIATES, P.A.**  
 LAND SURVEYORS  
 1803 South Charles Blvd.  
 Greenville, N.C. 27858  
 License # C-0225  
 Phone (252) 756-7878  
 Fax (252) 756-0785

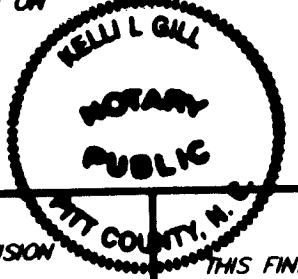
SOURCE OF TITLE  
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:  
 DEED BOOK 2427 PAGE 9-15  
 DEED BOOK 2208 PAGE 12-14  
 MAP BOOK 71 PAGE 188-200  
 N.C. REG. NO. L-2562

OWNERS STATEMENT  
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF  
[Signature]  
[Signature]  
 SWORN AND SUBSCRIBED TO BEFORE ME THIS 21st DAY OF September, 2018  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/25/21

APPROVAL  
 THIS FINAL PLAT NO. 18-33, WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 12th DAY OF September, 2018.  
 SIGNED [Signature]  
 CITY PLANNER

DEDICATION  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.  
 SIGNED [Signature]  
 ATTEST [Signature]

REVIEW OFFICER  
 STATE OF NORTH CAROLINA  
 COUNTY OF PITT  
 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 [Signature]  
 DATE 10/10/18





## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Approval of application for a North Carolina Parks and Recreation Trust Fund (PARTF) grant in support of the development of an "Adventure Park"

**Explanation:** **Abstract:** The Tar River Legacy Plan recommends acquiring riverside lake lands to expand recreational opportunities. Such lands will be used to create a unique "adventure park," and staff wishes to apply for a NC PARTF grant in support of this initiative.

**Explanation:** The Tar River Legacy Plan, completed in 2014, included recommended actions intended to promote more interaction with the Tar River and increase the benefits Greenville receives from its proximity to the river. Two recommendations relate to the development of a riverside "adventure park."

In support of this initiative, the City recently acquired 163 acres of Phil Carroll Estate properties located on the north bank of the Tar River near the 264 bypass. Funds used for the purchase (\$400,000, \$115,000 of which was a gift to the City) may be used as a match for this grant.

Staff is requesting City Council's approval to apply for a 2020 NC PARTF grant in support of the development of such a riverside park. Permission is requested to apply for a 50/50 matching grant of up to \$500,000 in support of the development of this park.

At their meeting on February 12, 2020, members of the Greenville Recreation and Parks Commission approved applying for a NC PARTF grant for this project, and recommend similar action by the Greenville City Council.

**Fiscal Note:** Funds used for the purchase of the recently acquired riverside acreage (\$400,000), may be used as a match for this grant. Any additional matching funds required (maximum of \$100,000) have been identified within the City's budget.

**Recommendation:** Approve applying for a North Carolina PARTF grant in 2020 in support of the development of an adventure park.

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# City of Greenville, North Carolina

**Meeting Date: 3/12/2020**  
**Time: 6:00 PM**

**Title of Item:** Town Creek Culvert Change Order - 8th Street Outfall

**Explanation:** **Abstract:** The 8th Street Stormwater Outfall drains approximately 20 acres of the Arts District. The outfall is undersized and in poor condition. These change orders to the Town Creek Culvert Drainage Improvement Project are for the removal and replacement of this outfall.

**Explanation:** The 8th Street Stormwater Outfall drains approximately 20 acres of the Arts District. This outfall was investigated by the Engineering Department as a result of research for the Dickinson Avenue Modernization Project being completed by the North Carolina Department of Transportation (U-5606). The video of the culvert revealed the current outfall was in poor condition. Several locations had been repaired, and severe longitudinal cracking and utility conflicts were also noted. In addition, as a result of increased development west of Dickinson Avenue, this outfall is undersized and cannot convey the 10 year design storm.

Two change orders have been developed, and are attached, for the removal and replacement of this system under the current contracts for the Town Creek Culvert . The first one is with Trader Construction for the construction of the 8th Street Outfall, and the second one is with WK Dickson for construction administration and observation.

**Fiscal Note:** Funding for these change orders will be provided by the Stormwater Utility and Greenville Utility Commission (GUC) as identified below.

	SW Utility	GUC
CO #1 Trader	\$803,369.50	\$228,555.00
CO #2 WK Dickson	\$138,955.00	\$ 39,532.00
TOTAL	\$942,324.50	\$268,087.00

**Recommendation:** City Council consider the information provided and approve two change orders to the Town Creek Culvert Drainage Improvement Project contracts. One is with Trader Construction for the construction of the 8th Street Outfall for \$1,031,924.50 and a 10% contingency of \$103,192.50 for a total of \$1,135,117.00. The second one is with WK Dickson for construction administration and observation for \$178,487.00.

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**ATTACHMENTS:**

- ❑ **8th Street CO for Construction**
- ❑ **8th Street CO for CA Services**





# TRADER CONSTRUCTION COMPANY

Heavy Civil Construction • Site Development • Design/Build • Engineering • Surveying

February 25, 2020

CO No. 7

W.K. Dickson  
720 Corporate Center Dr.  
Raleigh, NC 27834

RE: Town Creek Culvert Project  
SRF Project Number CS370487-10  
**REQUEST FOR WORK MODIFICATION**  
**BULLETIN DWGs No. 9**  
**WEST 8<sup>TH</sup> STREET 48in RCP and APPURTENANCES**

ATTN: Mr. Marc Horstman, PE

Ladies & Gentlemen;

The request for work modification was initiated after receiving Bulletin Drawings No. 9 finalizing the storm drain expansion along West 8<sup>th</sup> Street including required water line and sewer line work. Bulletin Drawings No. 9 were sealed on September 30, 2019 and issued on October 10, 2019. Trader Construction Company's and Hendrix-Barnhill Company's review and pricing was submitted on December 6, 2019.

We originally bid this project on May 25, 2017, nearly three (3) years ago. We have been fortunate with some material prices remaining consistent over the course these last three years. However, our water and sewer material prices have increased. Water and Sewer materials typically fluctuate over the course of any given year but for the most part they tend to rise year over year. With the bulk of the water and sewer complete suppliers are not willing to maintain pricing consistent with 2017 levels. I've attached Hendrix-Barnhill's email and supporting documentation for their unit pricing.

We have reviewed our pricing and have provided updated and expanded bid items for your review. Items of note are as follows;

Bid Item	Description	Unit Price
100	Mobilization	

Our mobilization number typically includes, the costs for supervision, small tools, equipment mobilization and reconciliation and project clean up. Since the work at West 8<sup>th</sup> Street is additional to this project these items were included as an additional cost. However, we were able to save on additional equipment reconciliation for the combined use of a loader and operator as we will be able to service both locations of work at the same time.

Bid Item	Description	Unit Price
110	Utility Coordination	\$32,500.00

Bid item 110 was added to reflect costs that were included in our mobilization for the purposes of pot holing and documenting existing utilities as well as engineering and work around solutions that we typically have provided over the course of this project.



**CHANGE ORDER No. 7 – WEST 8<sup>th</sup> STREET EXPANDED STORM DRAIN**

Bid Item	Description	Unit Price
900	Stockpiling Non-Hazardous Contaminated Soil	\$0.00
1000	Loading Hazardous Contaminated Soil	\$0.00

These items were deleted to account for no anticipated contamination as found by Catlin Engineers and Scientists.

Bid Item	Description	Unit Price
1950	Culvert Removal & Disposal	\$105.00

This item was added to reflect the actual work being completed. With the addition of this bid item we were able to reduce the pricing for Bid Item 2300 48" RC Pipe Culvert, Class III as the demolition for the existing culvert we are replacing was included in the installation of the new storm drain.

Bid Item	Description	Unit Price
2300	48" RC Pipe Culvert, Class III	\$315.00

The costs increase above our bid item rate associated with this line item reflects a larger quantity of pipe with more waste associated with multiple runs of pipe. Other items for consideration are depth/backfill, more boxes to make up with, grout, brick, parget, etc. Original bid quantity was for only one run of 48" RCP (19 LF). Furthermore, we agreed to install the added 48" RCP, Class IV (JB 18-8) for the same unit costs as the 48" RCP, Class III thus giving the City of Greenville the benefit of the lesser unit cost.

Bid Item	Description	Unit Price
5200	Masonry Drainage Structures	\$5,725.00

The costs associated with this reflects the larger boxes required for the 48" RC Pipe. We cannot maintain our unit pricing for the construction of the these larger 48" RC Pipe structures.

The anticipated schedule is to begin the work once our work on the RSC is complete between 3<sup>rd</sup> and 4<sup>th</sup> Streets.

Please review and issue the work modification as outlined.

Regards,  
TRADER CONSTRUCTION COMPANY



David Stevick, PE  
Project Manager

DFS

Attachments



Trader Construction Company  
 PO Drawer 1578  
 New Bern, NC 28563  
 Ph. (252) 633-2424 Fax: (252) 634-9718



**To:** City of Greenville  
**Address:** 1500 Beatty St  
 Greenville, NC 27834

**Attn:** Ms. Lisa Kirby  
**Phone:** (252) 329-4683  
**Fax:** (252) 329-4535

**Project:** 2020-02-25 Town Creek Cuvlert – West 8<sup>th</sup> Street

Biditem Code	Description	Quan	Unit	Unit Price	Ext Price
*****DIVISION A*****					
100	MOBILIZATION	1.000	LS	\$126,025.00	\$126,025.00
110	UTLITY COORDINATION	1.000	LS	\$32,500.00	\$32,500.00
200	CONSTRUCTION SURVEYING	1.000	LS	\$52,500.00	\$52,500.00
300	CONSRUCTION AS-BUILTS	1.000	LS	\$7,500.00	\$7,500.00
400	GRADING	1.000	LS	\$68,500.00	\$68,500.00
500	UNDERCUT EXCAVATION	35.000	CY	\$ 36.00	\$1,260.00
600	REMOVAL OF EXSITNG ASPHALT PAVEMENT	1,600.000	SY	\$ 7.25	\$11,600.00
700	SELECT GRANULAR MATERIAL	650.000	CY	\$ 50.00	\$32,500.00
1100	FOUNDATION CONDITIONING MATERIAL, MINOR STRUCTURES	60.000	TON	\$ 45.00	\$2,700.00
1200	FOUNDATION CONDINTIONING GEOTEXTILE, MINOR	160.000	SY	\$ 3.00	\$ 480.00
1950	CULVERT REMOVAL	400.000	LF	\$ 105.00	\$42,000.00
2000	48" RC PIPE CULVERTS, CLASS III	404.000	LF	\$ 315.00	\$127,260.00
2400	15" RC PIPE CULVERTS, CLASS IV	12.000	LF	\$ 128.00	\$1,536.00
2500	18" RC PIPE CULVERTS, CLASS IV	24.000	LF	\$ 100.00	\$2,400.00
2600	24" RC PIPE CULVERTS, CLASS IV	36.000	LF	\$ 402.00	\$14,472.00
3200	PIPE REMOVAL	400.000	LF	\$ 45.00	\$18,000.00
3700	AGGREGATE BASE COURSE	675.000	TON	\$ 38.00	\$25,650.00
3800	INCIDENTAL STONE BASE	20.000	TON	\$ 25.00	\$ 500.00
4000	INCIDENTAL MILLING	35.000	SY	\$ 20.25	\$ 708.75
4200	ASPHALT CONC INTERMEDIATE COURSE, TYPE I19.0C	365.000	TON	\$ 93.30	\$34,054.50
4300	ASPAHLT CONC SURFACE COURSE, TYPE S9.5C	135.000	TON	\$ 93.75	\$12,656.25
4400	ASPAHLT BINDER FOR PLANT MIX	30.000	TON	\$ 594.10	\$17,823.00
5000	PIPE PLUGS	0.500	CY	\$5,000.00	\$2,500.00
5100	FLOWABLE FILL	8.000	CY	\$ 242.00	\$1,936.00
5200	MASONRY DRIANAGE STRUCTURES	12.000	EA	\$5,725.00	\$68,700.00
5300	MASONRY DRIANAGE STRUCTURES	21.000	LF	\$ 187.00	\$3,927.00
5600	STANDARD CATCH BASIN ASSEMBLY FRAM, HOOD & GRATE	5.000	EA	\$ 650.00	\$3,250.00
5800	FRAME W/ COVER, COG STD 614.03	7.000	EA	\$ 595.00	\$4,165.00
6900	2'-6" CONCRETE CURB & GUTTER	640.000	LF	\$ 31.50	\$20,160.00
7100	4" CONCRETE SIDEWALK	460.000	SY	\$ 45.00	\$20,700.00

7400	6" CONCRETE DRIVEWAY	140.000	SY	\$ 70.00	\$9,800.00
7600	ADJSUTMENT OF METER OR VALVE BOXES	3.000	EA	\$ 750.00	\$2,250.00
8900	WORK ZONE SIGNS (STATIONARY)	136.000	SF	\$ 56.00	\$7,616.00
9000	WORK ZONE SIGNS (BARRICADE MOUNTED)	74.000	SF	\$ 15.00	\$1,110.00
9300	DRUMS	10.000	EA	\$ 145.00	\$1,450.00
9400	BARRICADES (TYPE III)	4.000	LF	\$ 95.00	\$ 380.00
10500	THERMOPLASTIC PAVEMENT MARKING LINES (4" 120 MILS)	1,150.000	LF	\$ 3.50	\$4,025.00
11100	PAINT PAVEMENT MARKING LINES (4")	1,000.000	LF	\$ 2.00	\$2,000.00
11500	TEMPORARY SILT FENCE	250.000	LF	\$ 2.40	\$ 600.00
11600	STONE FOR EROSION CONTROL CLASS A	115.000	TON	\$ 60.00	\$6,900.00
11800	SEDIMENT CONTROL STONE	60.000	TON	\$ 45.00	\$2,700.00
12500	1/ 4" HARDWARE CLOTH	800.000	LF	\$ 3.50	\$2,800.00
13400	RESPOSE FOR EROSION CONTROL	5.000	EA	\$ 375.00	\$1,875.00
13500	CONCRETE WASHOUT STRUCTURE	2.000	EA	\$ 950.00	\$1,900.00
<b>*****SUB TOTAL DIVISION A*****</b>					<b>\$803,369.50</b>
<b>*****DIVISION B*****</b>					
20000	MOBILIZATION	1.000	LS	\$19,990.00	\$19,990.00
20200	CONSTRUCTION SURVEY (ASSUME 2.5%)	1.000	LS	\$7,800.00	\$7,800.00
20300	CONSTRUCTION ASBUILTS (ASSUME 1%)	1.000	LS	\$3,750.00	\$3,750.00
20800	16-INCH DIA RESTRATINED JOINT DUCTILE IRON WATER M	410.000	LF	\$ 185.00	\$75,850.00
21800	DUCTILE IRON FITTINGS	1,000.000	LBS	\$ 13.00	\$13,000.00
22100	WATER SERVICE TAPS (3/ 4" ON 16")	4.000	EA	\$3,480.00	\$13,920.00
22200	3/ 4" WATER SERVICE LATERAL INSTALLATION	70.000	LF	\$ 44.00	\$3,080.00
22900	REMOVAL AND DISPOSAL OF 16" STL WATER MAIN	410.000	LF	\$ 26.50	\$10,865.00
23800	10" DIP GRAVITY SEWER (8'-10' DEPTH)	130.000	LF	\$ 195.00	\$25,350.00
27400	4' ID STANARD EXTENDED BASE MH W/ STD F&C (8'-10')	1.000	EA	\$4,200.00	\$4,200.00
211200	CONNECTION OF 10" GRAVITY SEWER TO EXISTING MH	1.000	EA	\$1,100.00	\$1,100.00
213200	UNDERCUT EXCAVATION	20.000	CY	\$ 10.00	\$ 200.00
213300	SELECT GRANULAR MATERIAL	130.000	CY	\$ 25.00	\$3,250.00
213400	#57 STONE, MISC	20.000	CY	\$ 53.00	\$1,060.00
2100000	CONCRETE CRADLE	2.000	EA	\$5,695.00	\$11,390.00
2110000	16" DIP WATER LINE VITON GASKET	20.000	EA	\$ 855.00	\$17,100.00
2111000	TEMP WATER MAIN SERVICES AND REMOVAL	1.000	LS	\$16,650.00	\$16,650.00
<b>*****SUB TOTAL DIVISION B*****</b>					<b>\$228,555.00</b>
<b>Grand Total:</b>					<b>\$1,031,924.50</b>

Notes:

- 1.) Mobilization includes utility coordination and pothole verification. No utility allowances are included for relocation services.
- 2.) Construction Surveying includes vibrations monitoring as well as preconstruction surveys.
- 3.) Asphalt binder pricing to be adjusted per Town Creek Culvert allowances.
- 4.) Fuel rate adjustments per Town Creek Culvert allowances for same line items of work.
- 5.) Temporary water service(s) are not included. Further review and design collaboration with GUC / Engineers is required. Temperature concerns may dictate timing of work.
- 6.) Sewer bypassing for associated work is not included.
- 7.) We anticipate approximately four (4) to five (5) months of construction duration.



February 25<sup>th</sup>, 2020

Ms. Lisa Kirby  
City of Greenville  
1500 Beatty Street  
Greenville, NC 27834

**RE: West 8<sup>th</sup> Street Improvements Construction Observation  
Additional Services Proposal for Town Creek Culvert Phase II**

Dear Ms. Kirby,

WK Dickson appreciates this opportunity to present to the City of Greenville a construction observation proposal for the West 8<sup>th</sup> Street Improvements. This project is proposed as additional services under the Town Creek Culvert Phase II project. The West 8<sup>th</sup> Street Improvements Project is summarized via the plan set submitted as Bulletin Drawing #9 for the Town Creek Culvert Phase III project where the proposed improvements include upgrades to the storm drainage system, 16" waterline, new sewer line, street hardscaping and revised parking striping. This proposal is requesting additional services related to extending the construction observation services for over a 4-month period, which is the expected time frame for the construction of these improvements. The following documents anticipated effort along with assumptions for this proposal.

**Resident Construction Observation (Hourly)**

The Engineer will provide full-time resident project representative over an additional 4 months to ensure that all duties, responsibilities and authority as outlined in Exhibit D of the original Town Creek Culvert contract is executed per this contract amendment. Per the original contract, this will be an hourly service provided.

**Resident Construction Observation Management (Hourly)**

The Engineer will provide management of the full-time resident project representative over an additional 4 months to ensure that all duties, responsibilities and authority as outlined in Exhibit D of the original Town Creek Culvert contract is executed per this contract amendment. This will include management of a full-time on-site residential construction observer who will represent the Engineer and the City for the duration of this contract amendment, which is expected to be 4 months. This effort includes both Rivers and WK Dickson's management time. Per the original contract, this

720 Corporate Center Drive  
Raleigh, NC 27607  
Tel. 919.782.0495  
Fax 919.782.9672  
www.wkdickson.com

Transportation • Water Resources • Urban Development • Geomatics

will be an hourly service provided utilizing the rates provided in Exhibit C of the original Town Creek Culvert contract.

**Summary of Anticipated Fee**

The fee for completing each service category is presented in the table below. The total additional services fee for the proposed West 8th Street Improvements Construction Observation is \$178,487.

Service Category	Fee
Resident Construction Observation - Rivers	\$144,936.17
Resident Construction Observation Management – Rivers	\$17,324.00
Resident Construction Observation Management – WKD	<u>\$16,226.83</u>
<b>Total Additional Services Fee</b>	<b>\$ 178,487.00</b>

Please let me know if you have any questions or concerns about this proposal.

Sincerely,

**W.K. Dickson & Co., Inc.**



Marc Horstman, PE, PH, CFM  
Project Manager  
[mhorstman@wkdickson.com](mailto:mhorstman@wkdickson.com)



Scott Sigmon, PE  
Vice President  
[ssigmon@wkdickson.com](mailto:ssigmon@wkdickson.com)



## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

---

**Title of Item:** Grant of Utilities Easement for historic Jones-Lee House

**Explanation:** **Abstract:** Jeremy Law and Kimberly Kulers request approval of a utilities easement across City-owned property for the purpose of providing sewer service to the historic Jones-Lee House.

**Explanation:** Jeremy Law and Kimberly Kulers are the owners of the historic Jones-Lee House ("House") located at 304 South Greene Street. The owners request a utilities easement on City-owned parcels #25500 (302 South Greene Street) and #26956. The Greenville-Pitt County Chamber of Commerce, Inc. leases the City-owned property at parcel #25500 and is aware of this request.

The owners plan to open a business (restaurant) within the House, and Council in its past actions has shown it supports this proposal.

The owners request a utilities easement as indicated on the attached easement which is 10 feet in width, and this easement will allow the House to receive sanitary sewer service from Greenville Utilities Commission.

N.C. Gen. Stat. § 160A-273 provides, in part, "[a] city shall have authority to grant easements over, through, under, or across any city property ..."

**Fiscal Note:** There is no expense to the City associated with this request.

**Recommendation:** Council approve and ratify the conveyance of the Utilities Easement to Jeremy Law and Kimberly Kulers, and authorize the Mayor to execute any related documentation

to consummate the transaction.

---

**ATTACHMENTS:**

- ▣ **Easement**

Prepared by: Phillip R. Dixon, Attorney  
Return to: Jeremy Law  
Kimberly Kulers  
6583 Slabtown Road  
Wilson, North Carolina 27893

PN 25500  
PN 26956

NORTH CAROLINA  
PITT COUNTY

GRANT OF ALL UTILITIES EASEMENT  
AND ACCESS EASEMENT FOR  
INGRESS, EGRESS, AND REGRESS  
DATE \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, City of Greenville, referred to as "GRANTOR", for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to them in hand paid by Jeremy Law and Kimberly Kulers of 6583 Slabtown Road, Wilson, North Carolina 27893, hereinafter collectively referred to as "GRANTEE," the receipt of which is hereby acknowledged, does hereby grant, for the use of "GRANTEE," their heirs, licensees, successors and assigns, the right, privilege and easement to go in, through, under, and upon lands of the GRANTOR located in Greenville Township, Pitt County, North Carolina, and more fully described as follows:

A New Permanent Utility Easement ten feet (10') more or less, in width, across Tax Parcel No. 25500 and 26956 (according to the records in the Office of the Tax Administration of Pitt County, North Carolina), (Reference is hereby made to Deed Book D-42 at Page 551, Pitt County Public Registry), located by traveling from a North Carolina Geodetic System Monument "Plant" set at NAD 83/2001 (GRID COORD.) GRID N:208125.891 meters GRID E:756524.918 meters S 47°16'21" E 1,063.58', more or less, to a point, said point being set at NAD 83/2001 (GRID COORD.) GRID N:208345.828 meters GRID E:756286.804 meters, being located on the southern right-of-way of Third Street, the Point of Beginning; thence from the Point of Beginning, along the Grantor's north property line, and along the southern right-of-way of Third Street, S 72°16'00" E 13.97', more or less, to a point; cornering, thence S 26°33'00" E 48.08', more or less, to a point; cornering, thence S 18°27'00" W 75.00', more or less, to a point; cornering, thence S 26°33'00" E 30.49', more or less, to a point, said point being the Grantor's south property line, a common boundary with property now or formerly owned by Jeremy Law and Kimberley Kulers, Tax Parcel No. 85596; cornering, thence along and with the Grantor's south property line, N 71°33'00" W 14.14', more or less, to a point, said point being located S 71°33'00" E 24.67', more or less, from a common property corner, the southwest corner of Tax Parcel No. 25500 and the northwest corner of Tax Parcel No. 85596; cornering, thence N 26°33'00" W 24.64', more or less, to a point; cornering, thence N 18°27'00" E 75.00', more or less, to a point; cornering, thence N 26°33'00" W 53.70', more or less, to a point, the Point of Beginning, containing 1,534.6 square feet, more or less, all as is shown on that certain plat entitled "Easement Survey for Jeremy Law & Kimberley Kulers Across the Properties of City of Greenville Deed Book D-42, Page 551 City of Greenville Greenville Township ~ Pitt County ~ North Carolina" dated January 30, 2020, prepared by Stephen N. Spruill, Professional Land Surveyor, License No. L-2723, Spruill & Associates, Inc., NC Firm No. C-978, 2747 East Tenth Street, Greenville, N.C. 27858, Phone (252) 757-1200, which said plat is marked Exhibit "A" and is attached hereto and made a part hereof, and to which reference is hereby made for a more particular and accurate description of the easement herein granted.



and to construct, install, operate and maintain utility line facilities within such easement in a manner suitable to GRANTEE upon, across, under and through said premises within an easement and right of way strip of the width, location and approximate length hereinafter defined and to be utilized by GRANTEE a permanent easement and a temporary construction easement for the public use with the right to do all things necessary or convenient thereto, including the following:

- (a) the right of officers, agents, and workmen of GRANTEE and its contractors to go to and from said right of way strip at all times over the above described land by such route or routes as shall occasion the least practicable inconvenience to Grantor, including private roads and ways then existing thereon, on foot or by conveyance, with materials, machinery, supplies and equipment as may be desirable; provided that except in emergencies, existing roads and ways thereon shall be used to the extent that they afford ingress and egress to and from the right of way strip; and to construct, reconstruct, work upon, repair, alter, inspect and in general do any other thing necessary or convenient to maintain and operate said lines for the purpose aforesaid;
- (b) the right and privilege to enter upon the land included in the construction easement hereinabove described for the purpose of constructing said utility line facilities, and the right and privilege at all times to enter upon the land included in the area of the permanent easement hereinabove described for the maintenance and repair of said utility line facilities;
- (c) the right to install, construct, repair, maintain and operate said utility line facilities, structures and appurtenant facilities of GRANTEE.

The structures and appurtenant facilities installed by GRANTEE shall be and remain the property of GRANTEE and may be removed by it at any time and from time to time.

Grantor reserves the right to use the lands in and over which the right of way and easement rights are hereby granted for all purposes not inconsistent with said right of way and easement rights, except that Grantor agrees that (1) no buildings or permanent structures, wells, septic tanks, absorption pits, underground or overhead storage tanks, burial plots, or any other obstruction which might interfere with the construction, maintenance and operation of said utility line facilities shall be placed within the area of said strip without the express written permission of GRANTEE; and (2) the facilities of GRANTEE shall in no way be interfered with or endangered by the Grantor or Grantor's licensees, successors or assigns, without the express written permission of the GRANTEE.

Any notice to be given by one party to the other party hereunder may be delivered or deposited postage prepaid addressed to the following:

Grantor: City of Greenville, North Carolina  
P.O. Box 7207  
Greenville, North Carolina 27835

Grantee: Jeremy Law  
Kimberly Kulers  
6583 Slabtown Road  
Wilson, North Carolina 27893

TO HAVE AND TO HOLD the aforesaid rights, privileges and construction easement unto Grantee for such period of time as may be required to complete the construction of said utility line facilities, and thereafter a permanent easement unto Grantee and their heirs, successors, licensees and assigns for the uses and purposes hereinabove set forth.

And Grantor, for the Grantor and for the Grantor's licensees, successors and assigns, covenants to and with Grantee, their heirs, licensees, successors and assigns, that Grantor is lawfully seized of the above described land in fee and has the right to convey the said rights, easements and privileges herein described; that the same is free and clear from any and all encumbrances not satisfactory to Grantee; that Grantee shall have quiet and peaceful possession, use and enjoyment of the aforescribed easement of right of way, rights and privileges; that the Grantor shall execute such further assurances thereof as may be required by Grantee; and Grantor will forever warrant and defend the title to the said easement of right of way, rights and privileges against the lawful claims of all persons whomsoever.

The singular shall include the plural and reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, each Grantor has adopted the word "SEAL" as its seal and has hereunto set his/her hand and seal, this the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

By: \_\_\_\_\_  
P.J. Connelly, Mayor

Attest:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

[OFFICIAL SEAL]

NORTH CAROLINA

PITT COUNTY

I, \_\_\_\_\_, a Notary Public of the aforesaid County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Grant of Amendment to Easement to Piedmont Natural Gas Company, Inc. for a Flare Site on Greenville Utilities Commission's Wastewater Treatment Plant Property

**Explanation:** **Abstract:** Greenville Utilities Commission seeks granting of amendment to easement to Piedmont Natural Gas Company, Inc. for a flare site on the Wastewater Treatment Plant (WWTP) property.

**Explanation:** Piedmont Natural Gas Company, Inc. (PNG) acquired an easement dated October 2018 to install a new section of natural gas main across the WWTP property. An amendment to that easement is requested to allow PNG space for operating and maintaining a flare site. A flare site is used to reduce gas pressure on the system to allow for periodic maintenance. Instead of the gas being released to the atmosphere and creating a potential hazard, it is flared or burned off.

At its February 20, 2020 regular meeting, the GUC Board of Commissioners approved the granting of the easement amendment with PNG for a flare site on the WWTP property.

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

**Recommendation:** Authorize granting of Easement Amendment with Piedmont Natural Gas Company, Inc. for a Flare Site and approve the execution of the easement document.

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## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Grant of Easement to Restoration Systems, LLC for the Greenville Utilities Commission Nutrient Bank

**Explanation:** **Abstract:** Greenville Utilities Commission seeks an easement for the creation of a Nutrient Bank.

**Explanation:** The State of North Carolina allows for creation of Nutrient Banks to capture nitrogen and phosphorus from approved acreage to protect surface water quality. Trees are planted along surface water drainage features, Blue Line Streams and approved field ditches, passively capturing and mitigating targeted pollutants, thereby reducing the amount of phosphorus and nitrogen being discharged into the river from land.

The State has a program through the Division of Mitigation Services that allows Nutrient Banks to be permitted and created and for the calculated credits to be allocated to the Conservation Easement project for the pounds of potential nitrogen and phosphorus not discharged to the river.

GUC has pursued creation of a Nutrient Bank on the Wastewater Treatment Plant (WWTP) property and has partnered with Restoration Systems, LLC to create the Nutrient Bank. Approximately 100 acres of the WWTP property will be planted in trees and shrubs to create a multistory canopy which will capture nitrogen and phosphorus in field surface water runoff. Nutrient credits will be generated and "banked." They can be used at a future date where and when needed for Wastewater Nutrient Allocation compliance, incentives for industrial recruitment and construction projects requiring nutrient off-set. GUC will retain 40% of all credits generated by the project. The project is being implemented at no cost to GUC. Once completed and mature, the project will yield aesthetically pleasing acreage that will meet GUC's sustainability goals.

Information on this project was presented at a Joint Greenville Utilities Commission Board and City Council meeting in February of 2018.

Additional details about the project are noted below:

- The entirety of the project acreage (100 acres) is located in the floodplain and within 200 ft. buffer strips along streams and ditches connected to the Tar River. The value of the 100-acre property is estimated to be less than \$200,000 in its current state.
- The value of the GUC Nutrient Bank at full build-out is calculated to be worth \$8.2M (at current commodity trading values for Nitrogen and Phosphorus). GUC's retained value of the project is calculated to be \$3.3M.
- A total of 64,900 hardwood trees and shrubs will be planted to create the multi-storied canopy.

At its February 20, 2020 regular meeting, the GUC Board of Commissioners approved the granting of a conservation easement to Restoration Systems, LLC, authorized the General Manager/CEO to execute any related documentation to consummate the transaction, and recommends similar action by City Council and the Mayor.

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

**Recommendation:** Authorize the granting of a Conservation Easement to Restoration Systems, LLC and authorize the Mayor to execute any related documentation to consummate the transaction.

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## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Ordinance to annex the Greenville Utilities Commission Westside Regional Pump Station involving 0.9796 acres located 1,800+/- feet north of West 5<sup>th</sup> Street and 75 feet west of Paladin Place Duplexes.

**Explanation:** **Abstract:** The City received a voluntary annexation petition to annex the Greenville Utilities Commission Westside Regional Pump Station involving 0.9796 acres located 1,800+/- feet north of West 5<sup>th</sup> Street and 75 feet west of Paladin Place Duplexes. The subject area is contains the Westside Regional Pump Station.

### ANNEXATION PROFILE

#### A. SCHEDULE

1. Advertising date: March 2, 2020
2. City Council public hearing date: March 12, 2020
3. Effective date: March 12, 2020

#### B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.9796
4. Voting District: 1
5. Township: Greenville

- 6. Zoning: MRS (Medical-Residential-Single-family)
- 7. Land Use: Existing: Westside Regional Pump Station  
Anticipated: Westside Regional Pump Station
- 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

\* average household size

- 9. Rural Fire Tax District: Red Oak
- 10. Greenville Fire District: Station #1 (Distance of 2.7 miles)
- 11. Present Tax Value: \$0 (tax exempt)  
Estimated Future Tax Value: \$0 (tax exempt)

**Fiscal Note:** The total estimated tax value at full development is \$0 (tax exempt).

**Recommendation:** Approve the attached ordinance to annex the Greenville Utilities Commission Westside Regional Pump Station property

ATTACHMENTS:

- Ordinance\_-\_GUC\_annex\_W\_5th\_St\_1124498
- Survey

ORDINANCE NO. 20-  
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 6:00 p.m. on the 12<sup>th</sup> day of March, 2020, after due notice by publication in The Daily Reflector on the 2<sup>nd</sup> day of March, 2020; 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 of that certain property as shown on the annexation map entitled "Greenville Utilities Commission, Westside Regional Pump Station", involving 0.9796 acres as prepared by Spruill & Associates, Inc.

LOCATION:             Situate in Greenville Township, Pitt County, North Carolina, located 1,800+/- feet north of West 5<sup>th</sup> Street and 75 feet west of Paladin Place Duplexes.

GENERAL DESCRIPTION:

Being that certain tract or parcel of land lying and being situate in Greenville Township, Pitt County, North Carolina, being bounded on the southeast by the property of City of Greenville, on the southwest, northwest and northeast by FMM Partnership, and being more particularly described as follows:

Commencing at an existing iron pipe located at the eastern corner of the intersection of the rights-of-way of Bluff View Drive and Richard Drive; thence S 32°23'40" W 1,736.70 feet to the center of an existing manhole cover located in the approximate centerline of Mattox Road; thence N 54°08'28" W 199.98 feet to an existing iron pipe on the northeast right-of-way line of NC Highway 43 at the southernmost corner of the property of the City of Greenville as described in Deed Book 551, Page 421 of the Pitt County Registry; thence with the southwest line of said City of Greenville property and the northeast right-of-way line of NC Highway 43 N 51°20'28" W 60.20 feet to an existing iron pipe at the southernmost corner of the property of FMM Partnership as described in Deed Book 735, Page 258 of the Pitt County Registry; thence with the southeast property line said FMM Partnership and the northwest line of the aforementioned City of Greenville property N 34°02'32" E 1,891.11 feet to an existing iron pipe at the southernmost corner of the property of The City Of Greenville For The Use And Benefit Of Greenville Utilities Commission as described in Deed Book 2945, Page 569 and shown on that map recorded in Map Book 75, Page 99, both of the Pitt County Registry, and being the



POINT OF BEGINNING; thence from said beginning point so established along and with the common lines of the aforementioned properties of FMM Partnership and The City Of Greenville For The Use And Benefit Of Greenville Utilities Commission the following courses and distances: N 56°10'31" W 191.62 feet to an existing iron pipe, N 33°49'26" E 223.38 feet to an existing iron pipe and S 55°27'53" E 192.48 feet to an existing iron pipe on the northwest line of the aforementioned City of Greenville property as described in Deed Book 551, Page 421; thence with the said City of Greenville northwest property line S 34°02'32" W 220.99 feet to the POINT OF BEGINNING containing 0.9796 acre and being Pitt County Tax Parcel 81013, further known as Lot 1 of that final plat entitled Greenville Utilities Commission Westside Regional Pump Station as recorded in Map Book 75, Page 99 of the Pitt County Registry.

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

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and.

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 12<sup>th</sup> day of March, 2020.

ADOPTED this 12<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Betty U. Moseley, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 20--.

\_\_\_\_\_  
Notary Public

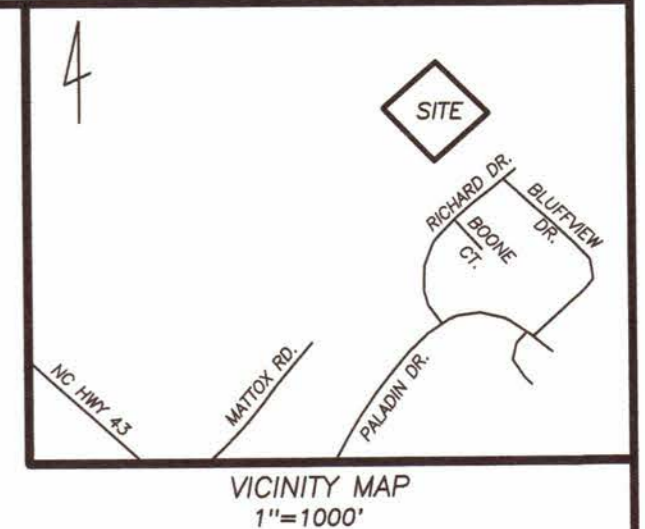
My Commission Expires: \_\_\_\_\_

1124498

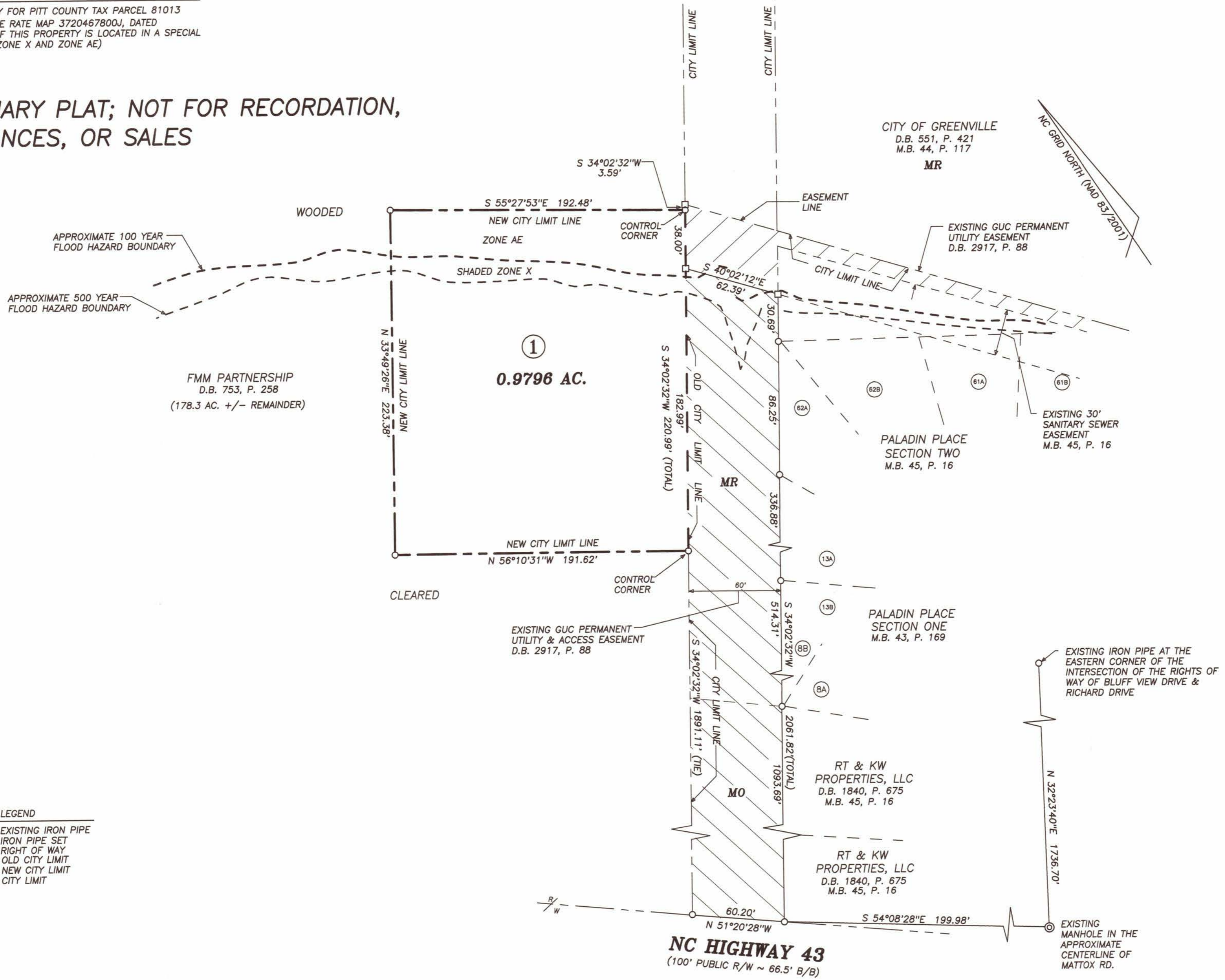


NOTES  
 - THIS IS AN ANNEXATION SURVEY FOR PITT COUNTY TAX PARCEL 81013  
 - AS PER FEMA FLOOD INSURANCE RATE MAP 3720467800J, DATED JANUARY 2, 2004, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SHADED ZONE X AND ZONE AE)

**PRELIMINARY PLAT; NOT FOR RECORDATION, CONVEYANCES, OR SALES**

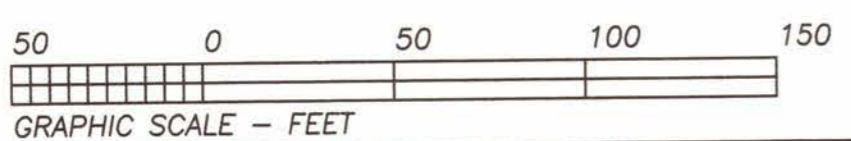


- REFERENCES  
 D.B. 2940, P. 335  
 D.B. 2945, P. 569  
 D.B. 753, P. 258  
 M.B. 44, P. 117  
 M.B. 72, P. 98  
 M.B. 75, P. 99  
 PITT COUNTY REGISTRY



- LEGEND  
 ○ EXISTING IRON PIPE  
 ● IRON PIPE SET  
 R/W RIGHT OF WAY  
 --- OLD CITY LIMIT  
 - - - NEW CITY LIMIT  
 - - - CITY LIMIT

*OK Bum*



SHEET 1 OF 1

**PRELIMINARY PLAT; NOT FOR RECORDATION, CONVEYANCES, OR SALES**

I, STEPHEN N. SPRULL, CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL FIELD SURVEY MADE BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (j) THEREOF.

N.C. REG. NO. L-2723

PITT COUNTY, NORTH CAROLINA  
 I, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT STEPHEN N. SPRULL, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

ANNEXATION MAP FOR  
**GREENVILLE UTILITIES COMMISSION**  
**WESTSIDE REGIONAL PUMP STATION LOT**  
 DEED BOOK 2945, PAGE 569  
 GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA

**Sprull & Associates Inc**  
 2747 East Tenth Street  
 Greenville, North Carolina 27858  
 (252) 757-1200 Firm No. C-978

SURVEYED: DMJ	APPROVED: SNS
DRAWN: CLB	DATE: 9/20/2018
CHECKED: JAD	SCALE: 1"=50'

MAP NO.	PLATS RECORDED	BOOK	PAGE
4678.09	FINAL PLAT; GUC WESTSIDE REGIONAL PUMP STATION LOT	75	99

MAP	SHOWING	AREA	ANNEXED	BY
THE	CITY	OF	GREENVILLE	
EFFECTIVE DATE _____ ORDINANCE NO. _____ AREA: <u>0.9796 AC.</u>				
FALKLAND TOWNSHIP, PITT COUNTY, NC				





## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

---

**Title of Item:**

Ordinance requested by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-Family])

**Explanation:**

**Abstract:** The City has received a request by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential[High Density Multi-Family]).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 4, 2020.

On-site sign(s) posted on February 4, 2020.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on February 25, 2020.

Public hearing legal advertisement published on March 2, 2020 and March 9, 2020.

**Comprehensive Plan:**

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of East Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) to the east.

**Traditional Neighborhood, Medium Density**

Primarily residential areas featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small lot)

Secondary uses:

Institutional (neighborhood scale)

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:

Office

Institutional/Civic

Commercial

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:  
Commercial (small and large format)  
Office

Secondary uses:  
Institutional/civic

**Thoroughfare/Traffic Report Summary (PWD - Engineering Division):**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 587 trips to and from the site on Fire Tower Road, which is a net increase of 453 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

**History/Background:**

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its present zoning.

**Existing Land Uses:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available to the property.

**Historic Sites:**

There are no known effects on historic sites.

**Environmental Conditions/Constraints:**

The property is located in the Meetinghouse Branch Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

**Surrounding Land Uses and Zoning:**

North: OR - One (1) single-family residence  
South: RA20 - Three (3) single-family residences  
East: RA20 - Southridge Subdivision (single-family)  
West: CG - One (1) single-family residence

**Density Estimates:**

Under the current zoning, the site could accommodate 14 single-family residences.

Under the proposed zoning, the site could accommodate 83-89 multi-family units. (1, 2 and 3 bedroom)

The anticipated build-out is within 2-3 years.

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

**Recommendation:** In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted (5:3) to approve the request at its February 18, 2020 meeting.

If City Council determines to approve the 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 proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the 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 districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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ATTACHMENTS:

- ▣ **Ordinance\_Bobby\_W\_Joyner\_1124290**
- ▣ **Minutes\_Bobby\_W\_Joyner\_1124326**
- ▣ **Attachments**

ORDINANCE NO. 20-  
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 the 12<sup>th</sup> day of March, 2020, at 6:00 p.m., in the 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;

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 zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character and is located in a Primary Service Area;

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

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



TO WIT: Bobby W. Joyner

LOCATION: Located on the south side of East Fire Tower Road east of Kittrell Road.

DESCRIPTION: Beginning at an iron pipe set with cap located on the northern right-of-way of SR 1708 – E. Fire Tower Road said iron pipe set with cap having NC Grid Coordinates N 666035.59 and E 2491639.87; thence leaving the northern right-of-way of SR 1708 – E. Fire Tower Road S 04-01-37 E, 69.19 feet to an iron pipe set located on the southern right-of-way of SR 1708 – E. Fire Tower Road the POINT OF BEGINNING; thence from said point of beginning and running along the southern right-of-way of SR 1708 – E. Fire Tower Road N 56-06-41 E, 360.77 feet to a magnetic nail set located on the southern right-of-way of SR 1708 – E. Fire Tower Road; thence leaving the southern right-of-way of SR 1708 – E. Fire Tower Road S 02-33-50 E, 200.00 feet to an iron pipe set; thence N 56-06-41 E, 150.00 feet to an iron pipe set; thence S 02-33-50 E, 598.23 feet to an existing iron pipe; thence S 01-01-28 E, 117.58 feet to an existing re-bar; thence S 79-33-53 W, 144.99 feet to an existing iron pipe in concrete; thence S 77-53-54 W, 275.05 feet to an existing solid iron in concrete; thence N 04-01-37 W, 715.90 feet to the point of beginning containing 7.426 acres.

Section 2. That the Director of Planning and Development Services 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 12<sup>th</sup> day of March, 2020.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

1124290

**Excerpt from the draft Planning & Zoning Commission Minutes (2/18/2020)**

ORDINANCE REQUESTED BY BOBBY W. JOYNER TO REZONE 7.462 ACRES LOCATED ON THE SOUTH SIDE OF EAST FIRE TOWER ROAD EAST OF KITTRELL ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE RESIDENTIAL[HIGH DENSITY MULTI-FAMILY]) – APPROVED

Mr. Sceviour delineated the property. Under the current zoning, the 7.42-acre property can accommodate 14 single-family residences and under the requested zoning, it could accommodate 83-89 multi-family units. The property is located within the Meeting House Branch Watershed. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. This request could generate an increase 453 trips per day. The property is located near a designated community activity center in the Horizons Plan. The Future Land Use and Character map show the area designated for Traditional Neighborhood Medium Density. The requested zoning is part of that character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the hearing.

Mr. Scott Anderson, representative of Bobby Joyner, spoke in favor of the request, stated the rezoning of the adjacent property submitted by Bobby Joyner a year ago has generated interest in this property. The requested OR zoning works within the transitional zoning framework for the city's development pattern. Traffic is a concern but the North Carolina Department of Transportation has slated a \$30M improvement to Fire Tower Road that would more than double the current road capacity. Currently that road sees about **23,800** trips per day so an increase of 453 is roughly 1%. There is a landscape buffer required for this development and of course the 25-year detention for stormwater.

Mr. Parker asked if the DOT project would help with the traffic issues.

Mr. Anderson replied yes, the property will border the project and become a hard corner.

Mr. Maxwell asked what the current road capacity.

Mr. Anderson stated 12,000 trips. When the widening takes place, access to the property off Fire Tower Road will be limited to right-ins and right-outs with a median down the center.

The following people spoke in opposition:

Mr. Alan Waters, residing near the subject property, stated he lives nearby and you can't have a buffer tall enough for a high-rise. We have safety concerns and the cost that this would have on the city's police and fire services. There will also have negative impact on our property values. I've lived here for over 30 years and will like to live here a little longer in peace.

Ms. Danny Andrews, residing adjacent on Southridge Drive, shared the concerns of a Melissa Norris. The community had a petition with over 500 signatures against the Bobby Joyner rezoning request a year ago. He claimed that nobody was being considerate of the residents and the project is putting commuters at risk. Property values will be hurt. He claimed to have surveyed a 2.5 miles radius from the subject property and found 13 apartment complexes that aren't at full capacity. We don't need any more apartments.

Mary Waters, resident of Southridge Drive, asked if the property that was approved last year on the opposite side of Fire Tower Road will be combined with the numbers for tonight's subject property when taking traffic

into consideration. Even with the Department Of Transportation project, will these rezonings increase traffic? Where are the people coming from to fill these apartments?

Ms. Gooby answered the numbers discussed tonight pertain to this request only.

Mr. Alton Waters, resident at 2305 Bells Fork Road, stated that when there is heavy rain that it forms ponds in of our home. Every time a new apartment complex is built, a new driveway must be built and traffic increases. DOT will do what they want. There is no need to rush with this request tonight. The DOT project won't be completed for another three to four years. What about the water runoff and the cost of police and fire services. There is no reason to rush; the land is not going anywhere.

The following people spoke in rebuttal:

Mr. Anderson, speaking in favor, the cost of fire and police services are covered by city taxes. The zoning district sets the building height at 25 feet. As far as timing, there is work being done that is unseen, there is a large lead time involved with development projects that can mean one or more years might pass between when a rezoning application is approved and when a project is completed. The adjacent property was rezoned a year ago and has not yet been built upon. Mr. Joyner is an elderly man and would appreciate you making a decision tonight. As a planner, the best thing you can do is make the distances shorter for people to get to where they need to go. That helps with traffic. The OR (Office-Residential) zoning is not just for residential but also for office.

Mr. Faison asked about unseen work that is done before a property is ready to development. What is the estimated time before a building goes up.

Mr. Anderson replied two to three years.

Mr. Waters, spoke in opposition, replied that Mr. Anderson does not have to live there; he has not assured who will be living there. Will it be luxury or section 8? 35 feet is 35 feet that does not ensure privacy.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Overton, seconded by Mr. West to recommend approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed 5:3. Voting in favor: Darden, West, Overton, Parker and Faison. Voting in opposition: Collins, Guth, Maxwell.**

Bobby Joyner

From: RA-20

To: OR

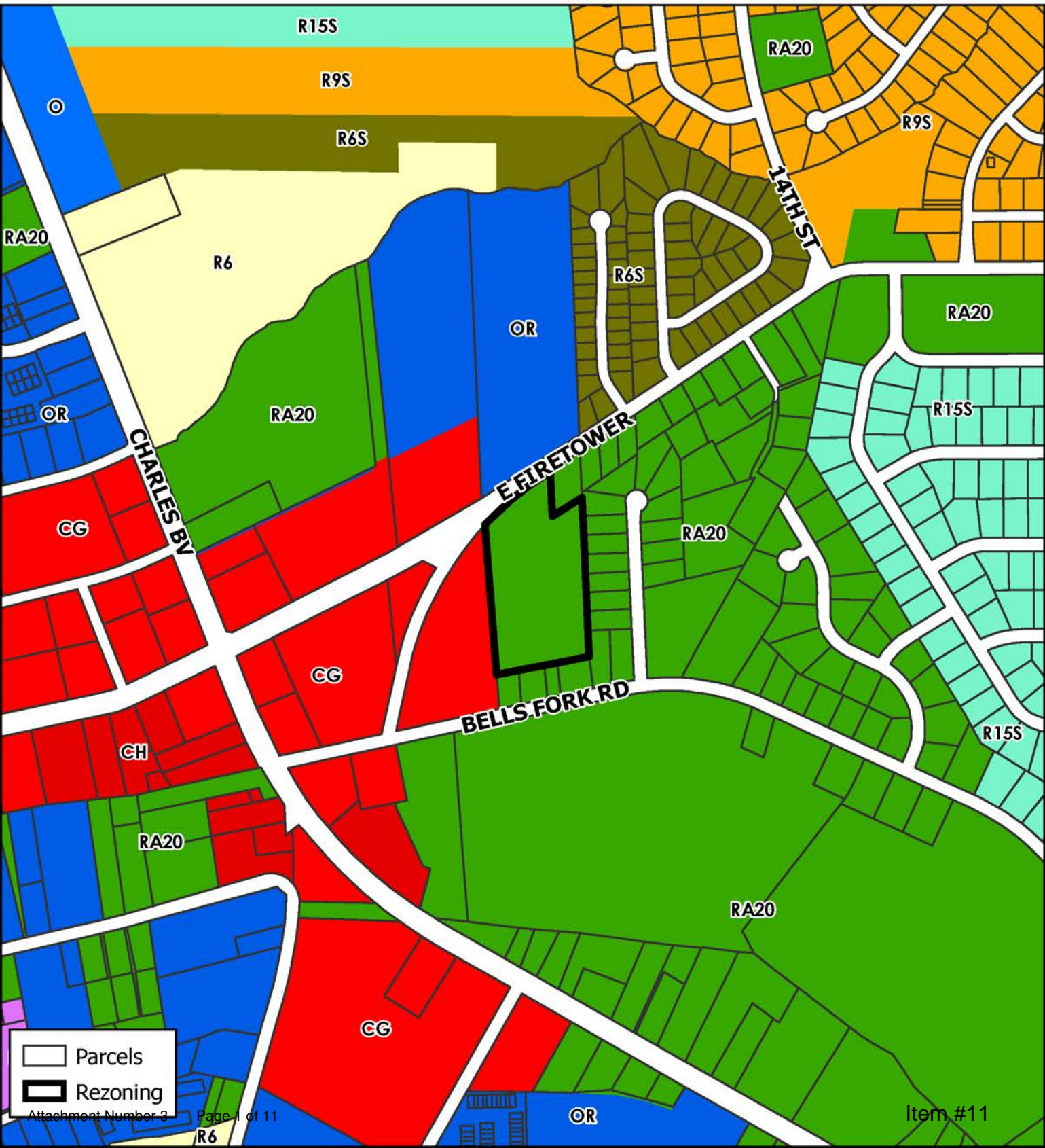
Acres: 7.426

February 4th, 2020

N

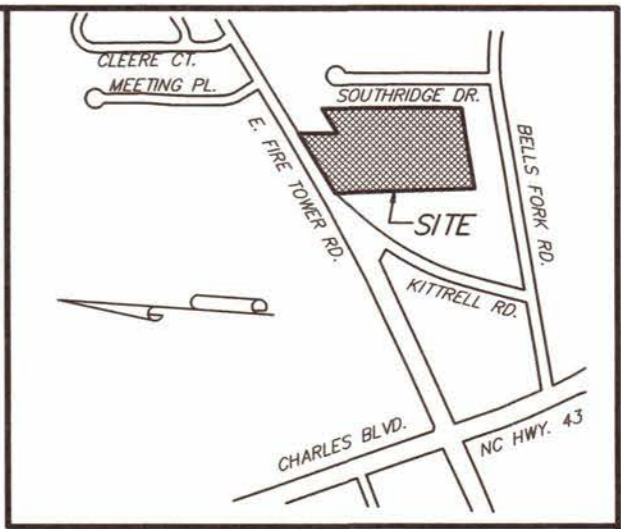


0 0.04 0.07 0.15 Miles

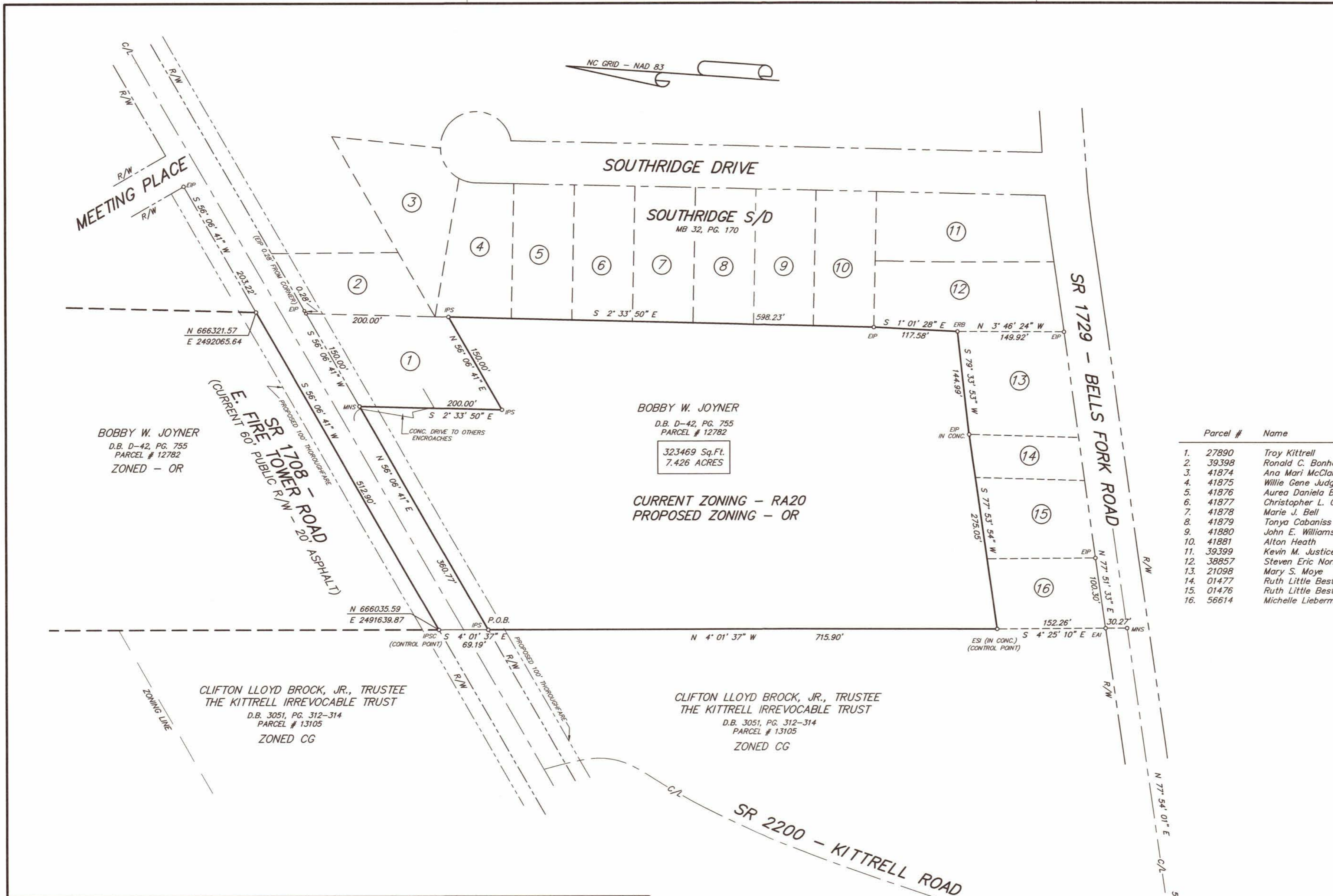


Parcels  
Rezoning





VICINITY MAP 1" = 1,000'



Parcel #	Name	Deed Bk/Page #	Zoning
1.	27890 Troy Kittrell	3808/431	RA20
2.	39398 Ronald C. Bonham	961/785	RA20
3.	41874 Ana Mari McClanahan	1810/688	RA20
4.	41875 Willie Gene Judge	819/649	RA20
5.	41876 Aurea Daniela Batchelor	3441/307	RA20
6.	41877 Christopher L. Crutchfie	3351/323	RA20
7.	41878 Marie J. Bell	3250/372	RA20
8.	41879 Tonya Cabaniss	3532/803	RA20
9.	41880 John E. Williams	2010E/421	RA20
10.	41881 Alton Heath	3528/808	RA20
11.	39399 Kevin M. Justice	1121/383	RA20
12.	38857 Steven Eric Norris	2000E/476	RA20
13.	21098 Mary S. Moya	319/47	RA20
14.	01477 Ruth Little Best	K-35/719	RA20
15.	01476 Ruth Little Best	2320/739	RA20
16.	56614 Michelle Lieberman	1291/442	RA20

BOBBY W. JOYNER  
D.B. D-42, PG. 755  
PARCEL # 12782  
ZONED - OR

BOBBY W. JOYNER  
D.B. D-42, PG. 755  
PARCEL # 12782  
323469 Sq.Ft.  
7.426 ACRES  
CURRENT ZONING - RA20  
PROPOSED ZONING - OR

CLIFTON LLOYD BROCK, JR., TRUSTEE  
THE KITTRELL IRREVOCABLE TRUST  
D.B. 3051, PG. 312-314  
PARCEL # 13105  
ZONED CG

CLIFTON LLOYD BROCK, JR., TRUSTEE  
THE KITTRELL IRREVOCABLE TRUST  
D.B. 3051, PG. 312-314  
PARCEL # 13105  
ZONED CG

SURVEYED BY: MCP  
DRAWN BY: GSM / BLW  
  
REFERENCE:  
DEED BK D-42, PG. 755  
  
PARCEL NO. 12782

I, Gary S. Miller, certify to the following:  
  
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;  
  
that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book D-42, Page 755 or other reference source \_\_\_\_\_); that the boundaries not surveyed are indicated as drawn from information in Book \_\_\_\_\_ or other reference source SEE REF.; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).  
Witness my hand and seal this 8th day of JANUARY, 2020.

*G. Miller*  
Signed  
Professional Land Surveyor No. L-2562

Bar Scale  
100 50 0 100 200

REZONING MAP  
FOR  
**BOBBY W. JOYNER**

BEING A PORTION OF  
TAX PARCEL # 12782  
WINTERVILLE TOWNSHIP  
PITT COUNTY  
NORTH CAROLINA  
SCALE: 1" = 100'  
JANUARY 8, 2020

WO 19248 FB 383

**GARY S. MILLER**  
& ASSOCIATES, P.A.  
LAND SURVEYORS  
1803 South Charles Blvd. Phone (252)756-7878  
Greenville, N.C. 27858 Fax (252)756-0785  
License # C-0225

LEGEND:  
EIP - EXISTING IRON PIPE MNS - MAGNETIC NAIL SET  
IPSC - IRON PIPE SET WITH CAP  
R/W - RIGHT OF WAY  
C/L - CENTERLINE  
ERB - EXISTING RE-BAR  
ESI - EXISTING SOLID IRON  
EAI - EXISTING ANGLE IRON  
P.O.B. - POINT OF BEGINNING



# REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-1

Applicant: Bobby W. Joyner

**Property Information**

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

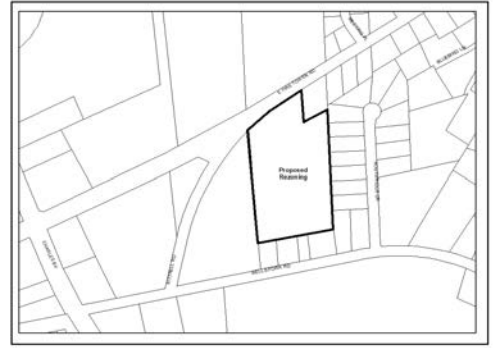
**Proposed Zoning:** OR (Office-Residential [High Density Multi-Family])

**Current Acreage:** 7.43 acres

**Location:** Fire Tower Rd, east of Charles Blvd

**Points of Access:** Fire Tower Rd

**Location Map**



**Transportation Background Information**

**1.) Fire Tower Rd- State maintained**

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes - paved shoulder	4 lanes divided with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	no change
<b>Current ADT:</b>	23,815 (*)	
<b>Design ADT:</b>	13,300 vehicles/day (**)	39,700 vehicles/day (**)
<b>Controlled Access</b>	No	

**Thoroughfare Plan Status** Major Thoroughfare

**Other Information:** There are no sidewalks along Fire Tower Rd that service this property.

**Notes:** (\*) 2016 NCDOT count adjusted for a 2% annual growth rate  
 (\*\*) Traffic volume based on operating Level of Service D for existing geometric conditions  
 ADT – Average Daily Traffic volume

**Transportation Improvement Program Status:** Project U-5785, which involves widening a 0.6-mile stretch of Fire Tower Road between Charles Boulevard (N.C. 143) and 14th Street

**Trips generated by proposed use/change**

**Current Zoning: 134** -vehicle trips/day (\*)                      **Proposed Zoning: 587** -vehicle trips/day (\*)

**Estimated Net Change: increase of 453 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 Fire Tower Rd are as follows:**

**1.) Fire Tower Rd , West of Site (60%):                      “No build” ADT of 23,815**

Estimated ADT with Proposed Zoning (full build) – 24,167  
 Estimated ADT with Current Zoning (full build) – 23,895  
**Net ADT change = 272 (1% increase)**

2.) Fire Tower Rd , East of Site (40%): "No build" ADT of 23,815

Estimated ADT with Proposed Zoning (full build) – 24,050

Estimated ADT with Current Zoning (full build) – 23,869

Net ADT change = 181 (<1% increase)

**Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 587 trips to and from the site on Fire Tower Rd, which is a net increase of 453 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

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
	b(1). Master Plan Community per Article J
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, 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
	l. Beekeeping; minor use (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	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	b. Two-family attached dwelling (duplex)
	g. Mobile home (see also section 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	



	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	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; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
<b>PROPOSED ZONING</b>		
<b>OR (OFFICE-RESIDENTIAL) - PERMITTED USES</b>		
(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 I
	k.	Family care homes (see also 9-4-103)
	n.	Retirement center or home
	o.	Nursing, convalescent or maternity home; major care facility
	p.	Boarding or rooming house
	q.	Room renting
(3) Home Occupations - 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; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial recreation; indoor only, not otherwise listed
(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 loans 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 salon
	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; nursery and kindergarten (see also section 9-4-103)
	j.	College and 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
	y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
	bb.	Civic organizations
	cc.	Trade or business organizations
(9) Repair - None		
(10) Retail Trade		
	s.	Book or card store, news stand
	w.	Florist
	ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)

(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	
<b>OR (OFFICE-RESIDENTIAL) - SPECIAL USES</b>	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - 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
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
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
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 day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	

(13) Transportation	
	h. Parking lot or structure; principal 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

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

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

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

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

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 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)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

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

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

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

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

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

# RESIDENTIAL DENSITY 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.



# City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:**

Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations

**Explanation:**

**Abstract:** As part of the desire to update the City Code to be more compatible with modern development, the Planning and Development Services Department is proposing to alter the restrictions on flag size and permitted locations.

**Explanation:** Currently, the City's zoning ordinance has a very one-size-fits-all policy with regard to flag size, quantity, and location. The proposed changes would permit a broader range of options for flags both commercially and non-commercially throughout the city.

These changes would not have any impact on car dealerships in terms of using light poles as flag mounts.

Proposed changes and additions:

Definition:

**SEC. 9-4-222 DEFINITIONS.**

...

*Banner Flag.* A non-self-supporting fabric or film display that is supported only along the top (highest side) by a pole or mast that is not curved and is affixed to the side of a building.

...

*Flag.* A non-self supporting fabric or film display that is supported on one side by a pole or mast, and is allowed to hang limp without vertical or horizontal structure and/or to move freely when struck by wind. A non-self-supporting fabric or film display that is supported on two or more sides or corners, or that is supported only along the top (highest) sideshall constitute a banner. (See also definition of banner, banner flag.)

...

**SEC. 9-4-227 SIGNS NOT REQUIRING PERMITS.**

(D) On-premise flags, balloons, insignia of nonprofit or governmental organizations shall be allowed subject to all of the following requirements:

(1) Flags and wind blades are permitted as follows:

- (a) Temporary freestanding flags and wind blades are not permitted.
- (b) Flags with or without commercial messages that are located on functioning light poles internal to the business lot shall be no more than 50 square feet in area. There is no limitation on the number permitted per lot.
- (c) Flags attached to permanent poles shall be permitted as

follows:

- ~~1. Flags without commercial messages are limited to 100 square feet in area;~~
- ~~2. Flags with commercial messages are limited to 50 square feet in area.~~
- ~~3. Only one permanent flagpole is permitted per lot.~~
  - 1. In nonresidential zoning districts, flagpoles shall not exceed the maximum height allowed in the zoning district or 70 feet, whichever is less.
  - 2. In residential districts, flagpoles shall not exceed 25 feet in height.
  - 3. The maximum dimensions of any flagpole mounted flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20% of the vertical height of the pole. In addition flags are subject to the dimensional limits found in the following table:

<b>Pole Height (feet)</b>	<b>Max. Non-Commercial Flag Size (square feet)</b>	<b>Max. Commercial Flag Size (square feet)</b>
Up to 25	24	24
25 to 29	28	28
30 to 34	40	40
35 to 39	60	50
40 to 49	96	50
50 to 59	150	50
60 to 70	216	50

- 4. Each property shall be allowed a maximum of three flagpoles.
- 5. A maximum of three flags shall be allowed per flagpole.
- 6. The flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.
- 7. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.



8. Flags shall not be mounted directly on a building wall.

**SEC. 9-4-230 TOTAL ALLOWABLE SIGN SURFACE AREA.**

(A) Unless otherwise provided in this article, the total surface area devoted to all signs on any building shall not exceed the maximum limitations set forth in this section.

(B) Temporary signs, as well as on-premise flags, balloons, insignia and banner flags of nonprofit or governmental organizations, shall not be included in this calculation.

(C) Unless otherwise provided in this article, the maximum sign surface area permitted for any residential use shall be three square feet.

(D) Unless otherwise provided in this article, the maximum wall sign surface area permitted for any nonresidential use shall be determined as follows.

(1) All wall signs for any one use shall not exceed one and one-half square feet of sign surface area per linear foot of building frontage occupied by such use.

(2) If a building has frontage on more than one qualifying area, then the total sign surface area permitted on the building shall be the sum of the sign surface area allotments related to each frontage.

(3) Signage may be allowed on any building wall, provided that the sign surface area of all signs located on a wall of a structure may not exceed 25% of the total surface area of the wall on which the signs are located. Wall signage may be placed on a canopy, provided that the sides of a canopy shall be considered as a wall, and the signage on a canopy shall be subject to the 25% limitations of this section.

(E) The display area of wall signs painted on, affixed to or otherwise displayed on or through a facade window shall not exceed 25% of the window area.

(F) In cases where the provisions of this section will not allow signage of at least 50 square feet, then the requirements of this section shall be waived to the extent that a total wall sign allowance of 50 square feet or less, at the option of the owner, shall be permitted.

**SEC. 9-4-234 LOCATION AND HEIGHT REQUIREMENTS.**

(7) Banner Flags.

(a) Banner flag signs shall be allowed only in office and commercial districts and such signs shall be subject to compliance with all of the following requirements:

1. Shall be permanently attached to an exterior wall of a building in a manner approved by the Building Inspector.
2. Banner flag fixtures shall project a minimum of 18 inches from a building.
3. Shall not be attached to the outside edge of a canopy or extend beyond any outside edge of a canopy.
4. May project horizontally from the building wall not more than four feet.
5. Banner flags shall be located on private property, provided however, a banner flag sign may encroach into the street right-

of-way in accordance with an encroachment agreement approved by the city, and where applicable, the State Department of Transportation.

6. One (1) banner flag shall be allowed per 25 feet of building frontage along a public right of way or one (1) per individual principal use establishment, whichever is greater.

7. A banner flag may only be located on the side of a building which provided the frontage to allow it.

8. There shall be no minimum spacing between banner flags.

9. Banner flags signs for individual principal use establishments located in a common building shall not be located closer than eight feet along a horizontal plane from any projection wall sign located on the same building.

10. All banner flags signs for individual principal use establishments located on a common building facade shall be of equal dimension, including but not limited to, individual sign display area, width, height, horizontal projection. Sign height above grade may vary provided compliance with subsection (c) below.

11. Non-commercial banner flags shall not be considered part of the total wall sign allowance.

12. Minimum height of a banner flag, as measured from the finished grade directly below the sign to the lowest point of the sign, shall be not less than eight feet, except as further provided. Banner flags subject to street right-of-way encroachment agreement approval shall have a minimum height of not less than ten feet, or per encroachment agreement condition, whichever is greater.

13. If required, all right-of-way encroachment agreement(s) must be granted by the approval authority prior to sign permit application. A copy of any encroachment agreement and any conditions shall be attached to the sign permit application.

14. The banner flag and pole or mast shall be maintained in good repair. A flagpole with broken halyards shall not be used and banner flags which are torn and frayed shall not be displayed.

### **SEC. 9-4-200.3 HIGHWAY SIGN OVERLAY DISTRICT.**

(A) *Highway sign overlay district established.* The highway sign overlay district is hereby established as a district which overlays existing zoning districts. The boundaries of the highway sign overlay district are as shown on the official zoning map, which are the same as shown on the map entitled "Highway Sign Overlay District," prepared by the Planning and Development Services Department of the City of Greenville.

(B) *Statement of intent.* It is the intent of this section to provide greater flexibility for signs in the area of the overlay and specifically near interstate and future interstate highways.

(C) *Standards.* The following standards shall apply to signs in the overlay.

(1) When located in a commercial or industrial zoning district, heights of flagpoles can be a maximum of one hundred thirty (130) feet and the maximum size of the flag cannot exceed twenty-five (25) feet by forty (40) feet and only (1) per site is permitted. Flagpole plans must have an engineer's seal for stress load and wind shear.

(2) A vertical flag pole shall be set back from all property boundaries a distance of at least one foot for each foot by which the pole in question exceeds 70 feet from finished grade.

(3) In all other respects signs shall follow the requirements of Article N of Title 9 Chapter 4 of the City of Greenville's code of ordinances.

**Additional staff comments:**

The proposed changes will allow greater flexibility in both the size and location of flags on private property.

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

**Recommendation:** In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policy in Horizons 2026: Greenville's Community Plan.

Chapter 1 Building Great Places, Goal 1.2 Active & Vibrant Places

Policy 1.2.1 Improve the design of First Floor Building Facades

First Floor Building facades along important pedestrian corridors, particularly in Uptown, should include a minimum percentage of windows. Other design strategies that showcase visible activity in the building may be an appropriate alternative. This visibility improves the walkability and safety of streets.

Policy 1.2.3 Frame Public Space

Great spaces are defined by their border. The borders of parks, plazas and other public spaces should have windows and active storefronts that provide vibrance and safety. When possible, blank walls and high speed roads should be avoided on these borders.

Chapter 1 Building Great Places, Goal 1.4 A Vibrant Uptown

Policy 1.4.6 Promote Quality Signage

Business and traffic signage in Uptown should enhance the character of Uptown. Traffic signage should be limited where alternative options are available.

Chapter 1 Building Great Places, Action 1.9: Develop Corridor Development Standards

*Action 1.9*

*The city will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to be more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual owners the flexibility to determine what improvements will work for a given site and context.*

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its February 18, 2020 meeting.

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

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to Horizons 2026: Greenville's Community Plan, Chapter 1 Building Great Places, Goal 1.2 Active & Vibrant Places, Policy 1.2.1 Improve the design of First Floor Building Facades First Floor Building facades along important pedestrian corridors, particularly in Uptown, should include a minimum percentage of windows. Other design strategies that showcase visible activity in the building may be an appropriate alternative. This visibility improves the walkability and safety of streets."

ATTACHMENTS:

- ▣ **Ordinance\_\_1122737**
- ▣ **Minutes\_Flag\_Ordinance\_1124333**
- ▣ **Highway Sign Overlay District**

ORDINANCE NO. 20-  
AN ORDINANCE AMENDING THE CITY CODE  
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on March 12, 2020, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 1, Building Great Places, Goal 1.2 Active and Vibrant Places *Policies 1.2.1 Improve the Design of First Floor Building Facades and 1.2.3 Frame Public Spaces*, Goal 1.4 A Vibrant Uptown Policy *1.4.6 Promote Quality Signage, as well as, Action 1.9 Develop Corridor Development Standards*.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN;

Section 1: That Title 9, Chapter 4, Article L, Special Districts, of the City Code is hereby amended by creating Section 200.3 and inserting the following:

**"SEC. 9-4-200.3 HIGHWAY SIGN OVERLAY DISTRICT.**

(A) *Highway sign overlay district established.* The highway sign overlay district is hereby established as a district which overlays existing zoning districts. The boundaries of the highway sign overlay district are as shown on the official zoning map, which are the same as shown on the map entitled "Highway Sign Overlay District," prepared by the Planning and Development Services Department of the City of Greenville.

(B) *Statement of intent.* It is the intent of this section to provide greater flexibility for signs in the area of the overlay and specifically near interstate and future interstate highways.

(C) *Standards.* The following standards shall apply to signs in the overlay.

- (1) When located in a commercial or industrial zoning district, heights of flagpoles can be a maximum of one hundred thirty (130) feet and the maximum size of the flag cannot exceed twenty-five (25) feet by forty (40) feet and only (1) per site is permitted. Flagpole plans must have an engineer's seal for stress load and wind shear.
- (2) A vertical flag pole shall be set back from all property boundaries a distance of at least one foot for each foot by which the pole in question exceeds 70 feet from finished grade.
- (3) In all other respects signs shall follow the requirements of Article N of Title 9 Chapter 4 of the City of Greenville's code of ordinances."

Section 2: That Title 9, Chapter 4, Article N, Signs, Section 222 of the City Code is hereby amended by adding the following definition in alphabetical order:

*"Banner Flag.* A non-self-supporting fabric or film display that is supported only along the top (highest side) by a pole or mast that is not curved and is affixed to the side of a building."

Section 3: That Title 9, Chapter 4, Article n, Signs, Section 222 of the City Code is hereby amended by deleting the definition for flag and substituting the following:

*"Flag.* A non-self supporting fabric or film display that is supported on one side by a pole or mast, and is allowed to hang limp without vertical or horizontal structure and/or to move freely when struck by wind. A non-self-supporting fabric or film display that is supported on two or more sides or corners, or that is supported only along the top (highest) side shall constitute a banner. (See also definition of banner, banner flag.)"

Section 4: That Title 9, Chapter 4, Article N, Signs, Section 227(D) of the City Code is hereby amended by deleting said subsection in its entirety and substituting the following:

*"(D) On-premise flags, balloons, insignia of nonprofit or governmental organizations shall be allowed subject to all of the following requirements:*

- (1) Flags and wind blades are permitted as follows:
  - (a) Temporary freestanding flags and wind blades are not permitted.
  - (b) Flags with or without commercial messages that are located on functioning light poles internal to the business lot shall be no more than 50 square feet in area. There is no limitation on the number permitted per lot.
  - (c) Flags attached to permanent poles shall be permitted as follows:
    1. In nonresidential zoning districts, flagpoles shall not exceed the maximum height allowed in the zoning district or 70 feet, whichever is less.
    2. In residential districts, flagpoles shall not exceed 25 feet in height.
    3. The maximum dimensions of any flagpole mounted flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 20% of the vertical height of the pole. In addition flags are subject to the dimensional limits found in the following table:

<b>Pole Height (feet)</b>	<b>Max. Non-Commercial Flag Size (square feet)</b>	<b>Max. Commercial Flag Size (square feet)</b>
Up to 25	24	24
25 to 29	28	28
30 to 34	40	40
35 to 39	60	50
40 to 49	96	50
50 to 59	150	50
60 to 70	216	50

4. Each property shall be allowed a maximum of three flagpoles.
5. A maximum of three flags shall be allowed per flagpole.
6. The flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.
7. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.
8. Flags shall not be mounted directly on a building wall.”

Section 5: That Title 9, Chapter 4, Article N, Signs, Section 234 of the City Code is hereby amended by the addition of the following subsection:

(7) Banner Flags.

(a) Banner flag signs shall be allowed only in office and commercial districts and such signs shall be subject to compliance with all of the following requirements:

1. Shall be permanently attached to an exterior wall of a building in a manner approved by the Building Inspector.
2. Banner flag fixtures shall project a minimum of 18 inches from a building.
3. Shall not be attached to the outside edge of a canopy or extend beyond any outside edge of a canopy.
4. May project horizontally from the building wall not more than four feet.
5. Banner flags shall be located on private property, provided however, a banner flag sign may encroach into the street right-of-way in accordance with an encroachment agreement approved by the city, and where applicable, the State Department of Transportation.
6. One (1) banner flag shall be allowed per 25 feet of building frontage along a public right of way or one (1) per individual principal use establishment, whichever is greater.
7. A banner flag may only be located on the side of a building which provided the frontage to allow it.
8. There shall be no minimum spacing between banner flags.
9. Banner flags signs for individual principal use establishments located in a common building shall not be located closer than eight feet along a



horizontal plane from any projection wall sign located on the same building.

10. All banner flags signs for individual principal use establishments located on a common building facade shall be of equal dimension, including but not limited to, individual sign display area, width, height, horizontal projection. Sign height above grade may vary provided compliance with subsection (c) below.

11. Non-commercial banner flags shall not be considered part of the total wall sign allowance.

12. Minimum height of a banner flag, as measured from the finished grade directly below the sign to the lowest point of the sign, shall be not less than eight feet, except as further provided. Banner flags subject to street right-of-way encroachment agreement approval shall have a minimum height of not less than ten feet, or per encroachment agreement condition, whichever is greater.

13. If required, all right-of-way encroachment agreement(s) must be granted by the approval authority prior to sign permit application. A copy of any encroachment agreement and any conditions shall be attached to the sign permit application.

14. The banner flag and pole or mast shall be maintained in good repair. A flagpole with broken halyards shall not be used and banner flags which are torn and frayed shall not be displayed.

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

Section 7: 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 8: That this ordinance shall become effective upon its adoption.

ADOPTED this 12<sup>th</sup> day of March, 2020.

\_\_\_\_\_  
P. J. Connelly, Mayor

ATTEST:

\_\_\_\_\_  
Valerie Shiuwegar, City Clerk

1122737

**Excerpt from the draft Planning & Zoning Commission Minutes (2/18/2020)**

ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY ALTERING REGULATIONS RELATED TO FLAG SIZE AND PERMITTED LOCATIONS – APPROVED

Mr. Sceviour shared with the board that there were two changes from the previously recommended text that were being brought back to the Commission. One change was to move the step back requirement from applying to all flags and to only apply within the proposed Highway Sign Overlay that are above 70 feet tall. Staff also incorporated the suggestion of the Planning and Zoning Commission chairman to include language requiring banner flags to be maintained in good repair.

Mr. Robinson opened the hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Faison, seconded by Mr. Parker, to recommend approval for the proposed text amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

**Excerpt from the adopted Planning & Zoning Commission Minutes (1/21/2020)**

ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY ALTERING REGULATIONS RELATED TO FLAG SIZE AND PERMITTED LOCATIONS – APPROVED

Mr. Sceviour stated that the proposed text amendment is needed to modernize the city code. New regulations on flag size and locations are being proposed to increase the total allowable size and total number of flags. Banner flags, which are flags that project from the side of buildings, are currently not permitted. This amendment will allow them. The amendment would also create a new Highway Sign Overlay District, which would provide a more generous flag size allowance for properties along highways.

Mr. Faison asked if there was a limitation of the content on the flags or is it just size.

Mr. Sceviour replied yes, this pertains to size and location and wouldn't moderate content.

Mr. Robinson stated I think the language that is mentioned regarding the condition of the flag should be applied to both types of flags. No flag should be torn or frayed no matter whether it is on a pole or attached to a building.

Mr. Sceviour replied that staff would accept that as a friendly amendment to the proposed ordinance.

Mr. Joyner asked did you increase residential flag size or cap it.

Mr. Sceviour replied that we capped it because we had no current regulations. It would now be up to 4'X6' with 24 square foot maximum size.

Mr. Robinson opened the public hearing.

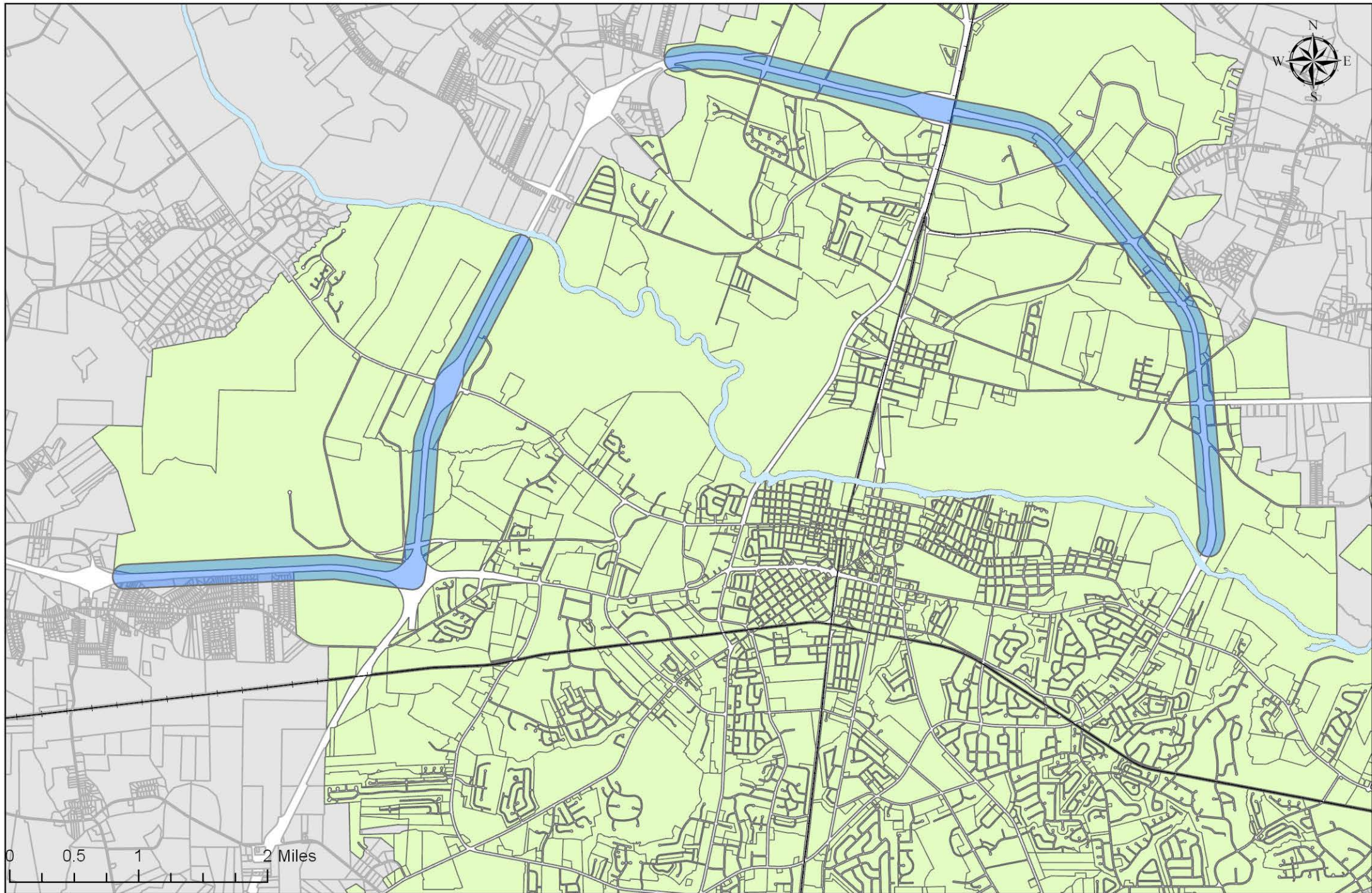
No one spoke in favor.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Parker, seconded by Mr. Faison, to recommend approval for the proposed text amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**





Greenville Jurisdiction

Overlay

# Highway Sign Overlay District





## City of Greenville, North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:**

Ordinance to designate the Frank Wilson Store, located at 401 Evans Street and 100 East Fourth Street and further identified as Pitt County Tax Parcel Numbers 38900 and 85107, as a Local Historic Landmark

**Explanation:**

**Abstract:** The Historic Preservation Commission is recommending designation of the Frank Wilson Store, located at 401 Evans Street and 100 East Fourth Street and further identified as Pitt County Tax Parcel Numbers 38900 and 85107, as a Local Historic Landmark.

**Background:** Along with the College View Historic District, there are currently 24 local Historic Landmarks, which are individually designated because of their significance in terms of history, prehistory, cultural importance, and architecture. Examples of Local Landmarks include the Greenville Municipal Building (201 West Fifth Street), the William H. Long House (200 East Fourth Street), King Simmons Lodge (505 West Fourteenth Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for local Historic Landmark designations are made by the Historic Preservation Commission (HPC). City Council makes the final decision on which locations are given this honor.

The designation as a Historic Landmark is an honor. It signifies recognition that the property is important to the heritage and character of the community and that its protection enriches all the community's residents. The following types of properties can be designated as historic landmarks: Buildings, Sites, Areas, and Objects.

Before recommending that a property be designated as a Historic Landmark, the HPC must investigate the property's significance and find that:

1. It has special historical, prehistorical, architectural, or cultural significance *and*
2. It shows integrity of design, setting, workmanship, materials, feeling, or association.



## Criteria for Significance

To have special significance, a property should meet at least one (1) of these criteria:

1. It is associated with events that have contributed significantly to our history.
2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.
4. It represents the work of a master or possesses high artistic values.
5. It has yielded or is likely to yield important historical or prehistorical information.

## Aspects of Integrity

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined.

These aspects of properties contribute to their integrity:

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
2. "Setting" is the property's "setting" in its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.
5. "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
6. "Association" is a property's direct connection with a significant event or person. It must be sufficiently intact to convey the connection to an observer.

On April 23, 2019, the Selection Committee of the Historic Preservation Commission selected the Frank Wilson Store to be considered for a Historic Landmark.

On September 24, 2019, the HPC voted unanimously to submit the report to the State Historic Preservation Office (SHPO) for review and comments.

On October 8, 2019, SHPO requested that the report be updated to include an abstract and to change the focus of the report to be about the Architect Hill C. Linticum in that it represented the work of a master or possessed high artistic values (#4).

On November 26, 2019, the Historic Preservation Commission determined the Frank Wilson Store had special significance in terms of its historical, prehistorical, architectural, or cultural importance and that the Frank Wilson Store possesses integrity of design, setting, workmanship, materials, feelings and/or associations.

Further, the HPC approved the amended Frank Wilson Store Report as prepared by Roger Kammerer to be sent back to the SHPO for comments.

On January 15, 2020, SHPO sent the following non-binding comments:

The most current renovation to the building's exterior has substantially changed both the original and subsequent altered character of the building by introducing a new store front and roof top terrace that obscure the historic nature of the building's design. The modern, "streamline" appearance is counter to the surviving original elements of the upper facade including the compass-headed windows, stepped-brick arcade and rusticated panels all associated with the Romanesque Revival influence. As a result of these alterations and the highly visible rooftop terrace features, the building no longer illustrates the work of regionally-prominent architect Hill Carter Linthicum.

On February 25, 2020, the Historic Preservation Commission voted 5 to 1 to formally recommend to the City Council that the Frank Wilson Store be designated a historic landmark.

**Fiscal Note:**

Costs associated with the purchase and installation of a historic landmark plaque.

Owners of designated landmarks that are subject to property tax may apply for an annual deferral of 50% of City property taxes as long as that property is designated and retains significance and integrity.

**Recommendation:**

Adoption of the ordinance designating the Frank Wilson Store as a Local Historic Landmark.

On February 25, 2020, the Historic Preservation Commission voted (5:1) to formally recommend to City Council that the Frank Wilson Store be designated as a local historic landmark.

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ATTACHMENTS:

- ▢ **Ordinance--Historic\_Landmark\_Designation--The\_Frank\_Wilson\_Store\_1124346**
- ▢ **Location Map**
- ▢ **Minutes - Frank Wilson LLC**
- ▢ **Historic Landmark Application**
- ▢ **Report**
- ▢ **SHPO letter**

ORDINANCE NO. 20-\_\_\_\_\_  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
DESIGNATING THE PROPERTY KNOWN AS THE FRANK WILSON STORE IN  
GREENVILLE, NORTH CAROLINA, AS A HISTORIC LANDMARK

WHEREAS, the property known as Frank Wilson’s Store, The Frank Wilson Store, or the Frank Wilson’s Store is a two-story late Victorian-era commercial building with large arched windows with scalloped sunbursts lunettes and decorative brick patterning; and

WHEREAS, the first floor of the building which is also known as Unit “A” (Lower) is located at 401 Evans Street, in the City of Greenville, Pitt County Tax Parcel No. 38900, is more particularly described in Exhibit A, and is currently owned by Moye-Corp, LLC, a North Carolina limited liability company and M & S Properties, LLC, a North Carolina limited liability company (herein collectively “Pitt County Tax Parcel No. 38900”); and

WHEREAS, the second floor of the building which is also known as Unit “B” (Upper) is located at 100 East Fourth Street, in the City of Greenville, Pitt County Tax Parcel No. 85107, is more particularly described in Exhibit B, and is currently owned by Antoinie Elias Khoury and wife, Jarma Smith Khoury (herein “Pitt County Tax Parcel No. 85107”); and

WHEREAS, Pitt County Tax Parcel No. 38900 and Pitt County Tax Parcel No. 85107 are collectively referred to herein as “The Frank Wilson Store”; and

WHEREAS, the exterior of the property known as The Frank Wilson Store has significant elements that are integral to historical, architectural, or prehistorical value, including but not limited to the following: The Frank Wilson Store built ca. 1899, was designed by one of the most important architects in North Carolina, architect Hill Carter Linthicum of Henderson, North Carolina, as an up-to-date style favored by commercial retailers in Greenville and throughout eastern North Carolina during the time; the building is a rare and undocumented example of Mr. Linthicum’s work in eastern North Carolina; Frank Wilson, “The King Clothier,” ran his exclusive men’s store in the building from 1899 until his death in 1945, being at the time the oldest continuous commercial business under the same management in Greenville, North Carolina; and the building is culturally important particularly because the second floor served as the City of Greenville City Hall from 1899 to 1905 and the offices of the Pitt County Department of Education; and

WHEREAS, the exterior portion of the property known as the as The Frank Wilson Store has been deemed and found by the City of Greenville Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association; and the City of Greenville Historic Preservation Commission has recommended that the property be designated a “historic landmark” pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville and as further defined in City Code § 9-7-2; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office has reviewed and commented on the findings and recommendation of the City of Greenville Historic Preservation Commission including the Survey and Research Report prepared by Roger Kammerer; and

WHEREAS, the City Council of the City of Greenville has taken into full consideration the recommendation of the City of Greenville Historic Preservation Commission; all comments from the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office; and all statements and information in the Survey and Research Report prepared by Roger Kammerer and the presentation to the City Council on March 12, 2020, on the question of designating the exterior portion of the property known as The Frank Wilson Store as a historic landmark; and

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3C (Historic Districts and Landmarks) of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances for the City of Greenville have been met; and

NOW, THEREFORE, be it ordained by the City Council of the City of Greenville, North Carolina, that:

Section 1. The exterior portion only of the property herein defined and known as The Frank Wilson Store located at 401 Evans Street and 100 East Fourth Street in the City of Greenville, North Carolina, jurisdictional area, more particularly described in Exhibit A and Exhibit B, is hereby collectively designated a historic landmark pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville.

Section 2. The waiting period set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes shall be observed prior to the demolition of either Pitt County Tax Parcel No. 38900 or Pitt County Tax Parcel No. 85107 or the collective property herein described and known as The Frank Wilson Store.

Section 3. That the owners and occupants of the property known as The Frank Wilson Store 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 Planning and Development Services Department as required by applicable law.

Section 4. That if the owners consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon the property known as The Frank Wilson Store indicating its designation as a historic landmark.

Section 5. That if the owners do not consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon a nearby public right-of-way indicating that the property known as The Frank Wilson Store is designated as a historic landmark.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. 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 8. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 12th day of March, 2020.

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P. J. Connelly, Mayor

ATTEST:

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Valerie Shiuwegar, City Clerk

Exhibit A

Property Name:	The Frank Wilson Store First Floor—Unit “A” (Lower)
Property Location:	401 Evans Street, Greenville, Pitt County, North Carolina
Pitt County Tax Parcel:	38900
Current Owner:	Moye-Corp, LLC, a North Carolina limited liability company and M & S Properties, LLC, a North Carolina limited liability company
Property Description Reference:	Register of Deeds of Pitt County in Book 3530 at page 123

The property, is further described as follows:

Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 401 Evans Street, it being located at the southeast corner of the intersection of Fourth and Evans Streets and more particularly described as follows:

Bounded on the north by Fourth Street; on the east by a one-story building; on the south by H. A. White & Sons, Inc.; on the west by Evans Street, now known as Evans Street Mall and specifically described as follows:

BEGINNING at the intersection of the eastern property line of Evans Street and the southern property line of Fourth Street and running south along Evans Street thirty-one (31) feet to the H.A. White and Sons, Inc. property; Thence eastwardly, parallel to Fourth Street, seventy five feet and four and one-half inches (75' 4 1/2") more or less, to the western line of the one-story building which is a separate building; Thence northwardly with the western line of the one-story building, parallel with Evans Street, thirty one (31) feet to the southern property line of Fourth Street, the northwest corner of the said one-story building; thence westwardly with the southern property line of Fourth Street, seventy five feet and four and one-half inches (75' 4 1/2") more or less to the POINT OF BEGINNING.

The said property is a portion of the property conveyed to Frank Wilson, Sr., by Deed from J. R. Moye et al, and dated December 26, 1916, record in Book V-11 at page 197.

There is located upon said land a two-story brick building which has been known as the Frank Wilson Store. THERE IS NOT included, the one-story building adjacent to the eastern boundary of the said two-story building. The said property is further identified as being a portion of Tax Parcel 25337 shown on Tax Map 11 as Block C, Lot 12. Said property is commonly known as 401 Evans Street, Greenville, NC and also known as Pitt County Tax Parcel 38900.

Exhibit B

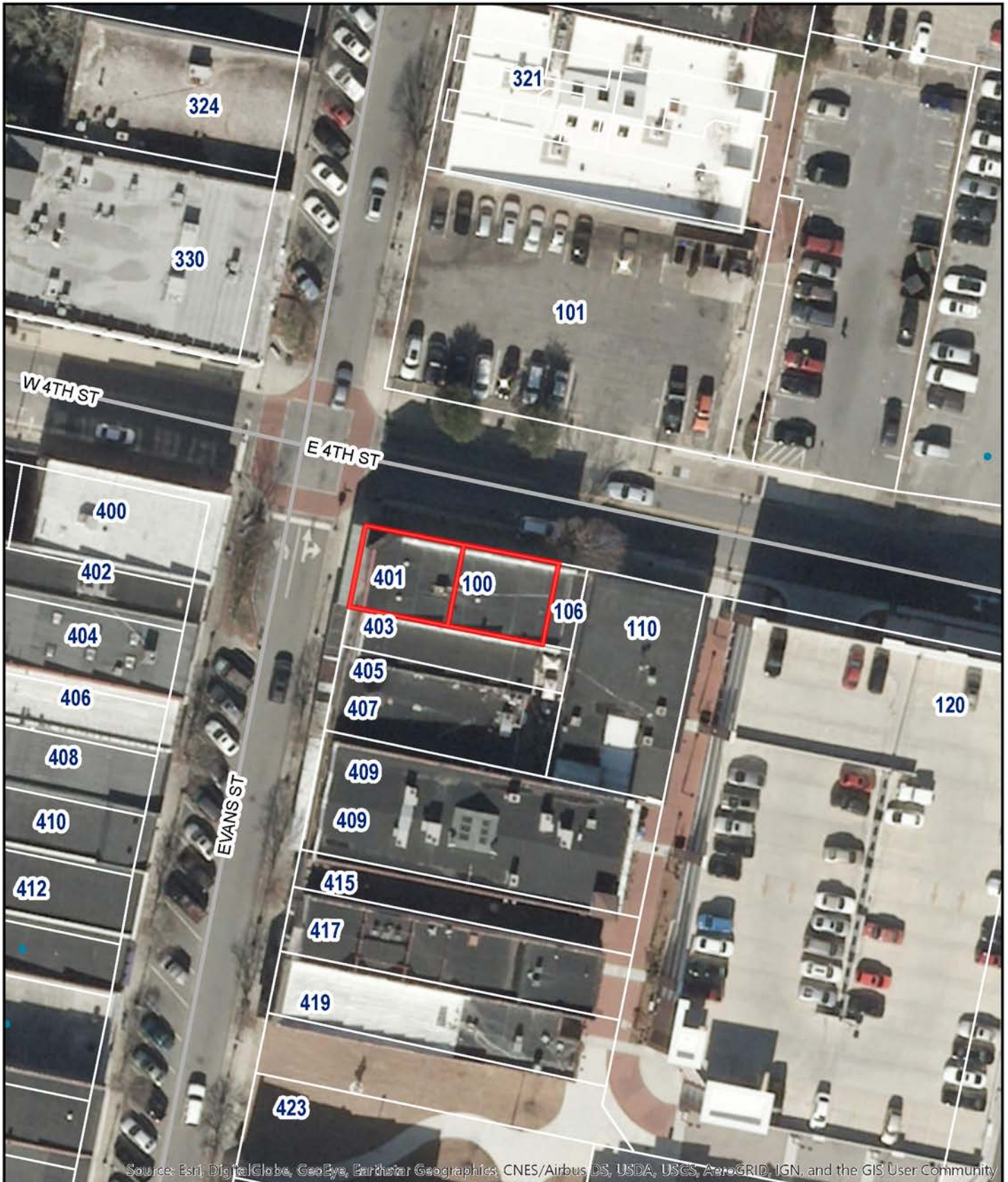
Property Name:	The Frank Wilson Store First Floor—Unit “B” (Upper)
Property Location:	100 East Fourth Street, Greenville, Pitt County, North Carolina
Pitt County Tax Parcel:	85107
Current Owner:	Antoinie Elias Khoury, and wife, Jarma Smith Khoury
Property Description Reference:	Register of Deeds of Pitt County in Book 3747 at page 251

The property is further described as follows:

Being all that certain Condominium unit lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, and being more particularly described as follows:

All of Unit B of 401 Evans Street Condominium as shown on a plat entitled “Condominium Plat 401 Evans Street,” recorded in Unit Ownership (Condominium) Book 3, at Page 185-188, in the Pitt County Register of Deeds Office, and as designated and described in the Declaration of Condominium Under the Provisions of Chapter 47C of the General Statutes of the State of North Carolina and Covenants, Conditions and Restrictions of 401 Evans Street Condominium (hereafter "Declaration") of record in Book 3742, Page 696 of the Pitt County Register of Deeds Office, and as further amended from time to time on the public records, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the Declaration, together with the undivided interest in the Common Areas appurtenant to said unit, together with all rights in and to the limited common areas and facilities appurtenant thereto as provided for in the Declaration. The above unit is conveyed subject to the Declaration, reference to which is directed for a more detailed recital of provisions and for the purpose of incorporating the same in this instrument as if copied herein word for word.



Excerpt from the draft Historic Preservation Commission Minutes (2/25/2020)

ORDINANCE TO DESIGNATE THE FRANK WILSON STORE, LOCATED AT 401 EVANS STREET AND 100 EAST FOURTH STREET AND FURTHER IDENTIFIED AS PITT COUNTY TAX PARCEL NUMBERS 38900 AND 85107, AS A LOCAL HISTORIC LANDMARK – APPROVED

Mr. Cunningham provided a brief history of the property and showed pictures of the building throughout the years. The commercial building has undergone a number of alterations since its 1899 construction. Once the location of the City Hall and Board of Education, the building is known as the Frank Wilson Men’s Clothing Store. Designed by architect Hill Carter Linthicum, the building’s façade was first altered in 1917, then in the 1940s and 1960s, and more recently in 2019. Morris Moye and Tony Khoury’s restoration of the property introduced a new store front and roof top terrace that has revitalized the façade. Mr. Cunningham supplemented his presentation with a report done by Mr. Roger Kammerer and a letter from the local State Historic Preservation Office (SHPO). The letter from SHPO gave the opinion that the property’s renovation over the years have altered its design and it no longer illustrates the original architecture.

Dr. Caspar stated that he feels that the property doesn’t meet the requirements for designation. It no longer possesses the integrity of design seeing as the architect is of some particular note and the current façade no longer shows that design.

Attorney Phillips read the motion approved at the February 4<sup>th</sup> 2020 Historic Preservation Commission meeting. **“Motion** made to recognize the amended survey and research report for the Frank Wilson Store, located at 401 Evans Street, to be of special significance in terms of its historical, prehistorical, architectural and cultural importance and possesses integrity of design, setting, workmanship, materials, feeling and or association **by Ms. Pearce, seconded by Mr. Jordan. Motion passed unanimously”**. He informed the commission that the local State Historic Preservation Office comments are advisory and non-binding. This body and the City Council by statute can adopt the ordinance. Secondly, the applicants are present to answer any questions. Historic value can be multi-layered.

Dr. Caspar stated none of this changes my opinion. We didn’t have the information when we considered this previously. To me the integrity of the design takes it back to the architecture.

Dr. Morehead replied I concur with Mr. Caspar however we have to consider the effect of 120 years. Part of the charge of this commission is not to make it so hard for restoration of historic buildings but rather to encourage those that take them on. We might push people away and more towards destroying them. We want them to keep it alive while doing new things with it. This was part of a Façade Improvement Grant, the application was approved so how can we now be super sticklers of the work.

Mr. Muller stated there is enough percentage of the original for it to be considered. Basically, the commercial bottom seems to be what has changed the most.

Mr. Jordan stated that the State Historic Preservation Office letter was discouraging but once I read the report I think we have something to work with.

Mr. Jordan opened the public hearing.



Mr. Khoury, the applicant, shared that he and his wife along with the Morris's have fallen in love with the building. Mr. Khoury shared how the property has evolved over the years at the hand of different owners. He then shared the work, repairs and restoration of the façade and the interior. Mr. Khoury shared that he has opened the property for the board to tour and has engaged the local State Historic Preservation Office during the renovation process and has received insight from the office.

Dr. Caspar stated I believe that this will set a precedence. The negative letter from SHPO puts a negative light on the property.

Ms. Wells said we have seen so many of the signature buildings in the city torn down because restoration would be too much. I thank Mr. Khoury and Mr. Moyer for their investment.

Mr. Cunningham stated that a local designated property has to comply with the *Design Guidelines* while a National Register property doesn't. There are advantages of state tax credits towards renovations to National Register properties.

Dr. Morehead stated how we weigh this project will vary from the way SHPO weighs it. Their letter addresses architecture and not the historical significance.

Dr. Edwards stated I think the letter from SHPO is part of the application not the deciding factor. It doesn't dictate how we approve the grant or block the designation.

Mr. Caspar asked what advice did SHPO give during the renovation.

Mr. Khoury replied during the visits to the property we asked for advice on re-pointing the brick, keeping the sunbursts, sandblasting and converting to a side entrance. They advise against some things.

**Motion made to recommend approval of the request for Local Landmark Designation of the Frank Wilson Store by Mr. Mueller, seconded by Dr. Morehead. Motion passed 5:1.**

**Voting in favor: Mueller, Morehead, Wells, Edwards and Jordan.**

**Voting against: Caspar**

# LOCAL HISTORIC LANDMARK APPLICATION INSTRUCTIONS



*Find yourself in good company*



This application initiates preliminary consideration of a property for local historic landmark status. This does not mean that a property is being designated as a local historic landmark at this time, nor does this application constitute a local historic landmark nomination form. This application will be reviewed by the property committee of the Historic Resources Commission. If the property meets the minimum requirements for consideration as a local historic landmark you will be notified by the committee on how to continue the nomination process. **This application enables evaluation of a property to determine if it is likely to qualify as a local historic landmark.**

The Historic Preservation Commission (HPC) will evaluate your preliminary application and form a subcommittee to visit the site. If approved by the committee, the property will be placed on the study list. Applicants will be notified of the committee's action in writing shortly after the meeting. Once a property is approved for the study list, a formal nomination may be prepared.

Please consider carefully the following information which explains the minimum criteria to be considered as a local historic landmark property and the subsequent effects of local historic landmark designation.

### **Minimum requirements:**

The property to be designated must exist within the planning and zoning jurisdiction of the city.

The property must be found to be of special significance in terms of its historical, pre-historical, architectural, or cultural importance and possess integrity of design, setting, workmanship, material, feeling, and association.

### **Designation Effects:**

The property is eligible to receive a fifty (50) percent annual deferral of the city and county property taxes for as long as the property is designated and retains special significance and integrity.

If your property becomes a local historic landmark, no exterior portion of any building or other structure, including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant feature shall be erected, altered, restored, moved, or demolished until after a complete application for a Certificate of Appropriateness has been submitted and approved.

Please call the Community Development Department at 252-329-4486 with any questions about the process or a potential Landmark.



# LOCAL HISTORIC LANDMARK APPLICATION



Find yourself in good company

Please type, if possible, or print clearly. All submitted materials become the property of the Historic Preservation Commission and cannot be returned.

1. **HISTORIC NAME OF PROPERTY** (If historic name is not known, use current name or address):

FRANK WILSON STORE

2. **LOCATION** (Physical location, not mailing address)

A. Street or State Route/Highway: 401 EVANS STREET, GREENVILLE

B. Deed Book and Page Number: BOOK 2539 ; PAGE 505

C. Local or National Register District, if applicable: YES, SEE HISTORY SECTION

3. **LEGAL OWNER OF PROPERTY** (Please indicate Mr., Mrs., Ms., Dr., or other appropriate title)

NAME: M&S PROPERTIES, LLC PHONE: 252-367-6131

ADDRESS: 310 EVANS STREET

CITY/STATE: GREENVILLE, NC ZIP CODE: 27858

4. **GENERAL INFORMATION**

A. Dates(s) of Building(s): CA 1900 PER NATIONAL REGISTRY WRITE-UP

B. Outbuildings: Yes \_\_\_ No  If yes, number \_\_\_\_\_

C. Have any buildings on the property been moved? Yes \_\_\_ No

If yes, please give date of move and the reason for and details of the move.

N/A

(Use an additional sheet if necessary.)

D. Approximate Acreage: .05

E. Most recent assessed value: \$155,000 12/12/16 (PRIOR TO RENOVATION)

F. Architect and/or Builder/Mason (if known): NOT KNOWN

G. Original Use: 1ST FLOOR - CLOTHING RETAIL / 2ND FLOOR - STORAGE

H. Present Use: 1ST FLOOR - PROFESSIONAL OFFICE / 2ND FLOOR - RESIDENCE

5. **ARCHITECTURAL DESCRIPTION**

On an attached 8 1/2" x 11" sheet, briefly describe architectural features, additions, remodelings, and any alterations not apparent in photographs. Also, describe the setting, e.g. rural, downtown neighborhood, etc.

6. **HISTORY**

On an attached 8 1/2" x 11" sheet, describe any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please cite sources and list any additional sources of information. Only material contained on the form will be used

for evaluation.

7. REASON FOR REQUEST: SEEKING LOCAL LANDMARK DESIGNATION SINCE WE ARE RESTORING THE BUILDING AND BRINGING BACK THE ORIGINAL CHARACTER, THIS DESIGNATION PROVIDES SOME PROTECTION FROM UNKNOWN FUTURE DEVELOPMENT.
8. **PHOTOGRAPHS**

At least two current exterior color photographs must be provided. Photographs MUST BE LABELED (name of structure, address, county). Current interior views and views of other buildings on the property would also be helpful. If the property is in a developed setting, such as a residential-neighborhood or a business district, include slides of adjoining streetscapes and indicate how-these views relate to subject property. Current exterior and interior photographs (preferably black and white) would also be helpful. Good photocopies of photographs are acceptable. SEE ATTACHED

Note: If photographs are not included, the staff can make an informal evaluation of the property, but it cannot be presented to the Review Committee.

9. **MAP**

Please include a map showing the location of the property. A sketch map is acceptable, but please note street and route numbers. Any outbuildings on the property should also be noted. Please include a "North" arrow.

← 1st FLOOR ONLY

10. Is the property income producing? Yes  No  if so, will the applicant seek the Rehabilitation Tax Credit? Yes  No
11. Has the property ever been surveyed by the State Historic Preservation Office or during a local historic building survey? If so, when and by whom?

YES - GREENVILLE COMMERCIAL HISTORIC DISTRICT - JEFFREY J. CROW 07/01/03

12. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name: MORRIS MOYE, JR. Telephone: 252-367-6131  
 Address: 310 EVANS STREET  
 City/State: GREENVILLE, NC Zip Code: 27858  
 Signature: [Signature] Date: 06/16/17

13. This application is submitted (check one of the following):  
 at the request of the owner.  
 with the owner's knowledge but not at his or her request.  
 without the owner's knowledge.

14. Are you also applying for Interior Designation? Yes  No

Mail the completed application to:  
 Collette Kinane, Staff Liaison to the Historic Preservation Commission  
 P.O. Box 7207  
 Greenville, NC 27835-7207



400 Block South Evans Street, East Side

26 401 South Evans Street Frank Wilson Store contributing c. 1900/1960

Two-story, four-bay brick commercial building. The original storefront has been removed and the corner entrance reconfigured to the central bay of the replacement storefront. A flat-roofed awning shelters the storefront. The second story retains arched window openings--although infilled with brick. Above the window openings are a corbelled brick course, topped by honeycomb brick panels and surmounted by a metal dentil cornice. Sanborn maps show a corner-entrance commercial building on this site since 1900. City Directories list 401 South Evans Street at as the site of Frank Wilson Men's Clothing from 1916-1951.

ARCHITECTURAL  
DESCRIPTION FROM 1/1  
NATIONAL REGISTER  
APPROXIMATION SUBMITTED  
BY JEFFREY CEAS  
ON 07/01/03.  
\* DOWN TOWN  
COMMERCIAL BUILDINGS





114a. 401 South Evans Street, ca. 1968



114b. Smith Electric Company and (former) Greenville Banking and Trust Company



114c. Greenville Banking and Trust Company, ca. 1914

#### 114. COMMERCIAL BUILDINGS

##### *East side 400 block South Evans Street*

Since the turn of the century one and two story brick commercial buildings have lined this block. Many of the buildings have been defaced or altered, but some good details still remain. Number 401 is set on the corner of Fourth and Evans streets and dates from about 1905. Although the building has lost its corner entrance in a remodeling of the lower facade, the handsome metal cornice with dentils and ornate raised brick decoration on the second floor is still visible. The arched windows are now bricked up. Its neighbor, number 403, has also suffered from considerable remodeling. This two-story brick building retains its handsome raised brickwork cornice and segmental arch lintels even though the windows have been shortened and new sashes installed. Number 403 probably dates from about 1900, as does its neighbor, a smaller one-story brick store with a narrow facade. The raised-brick cornice gives a clue to the dates of the building, but the lower facade was remodeled with Carrara glass tile in

green and black, probably in the 1940s. Numbers 409-411 are a two-story brick store dating from the 1920s. Blond brick trim and raised brick ornament are used to set off the plain red brick body of the building. The identical peaked parapets indicate that there were probably originally two storefronts. The lower facade and the windows on the second floor have been altered. Number 415, Smith Electric Company, is an early twentieth century building purchased in the 1920s by the Smiths and remodeled in the late 1920s or early 1930s in the Art Deco style with Carrara glass tiles. The pressed tin ceiling, tiled entry, and fan over the door probably dates back to this remodeling. The former Greenville Banking and Trust Company (later the Guaranty Bank & Trust Company) at number 417 was once one of the most imposing Classical Revival structures in town. The bank was built about 1914 as the Greenville Banking and Trust Company and boasts a pedimented facade with a broad entablature, guttae, and modillion cornice. Dressed stone pilasters flank the facade, and Doric columns also once sheltered a recessed entrance



401 EVANS STREET

HISTORY 2/3  
1968



114a. 401 South Evans Street, ca. 1968



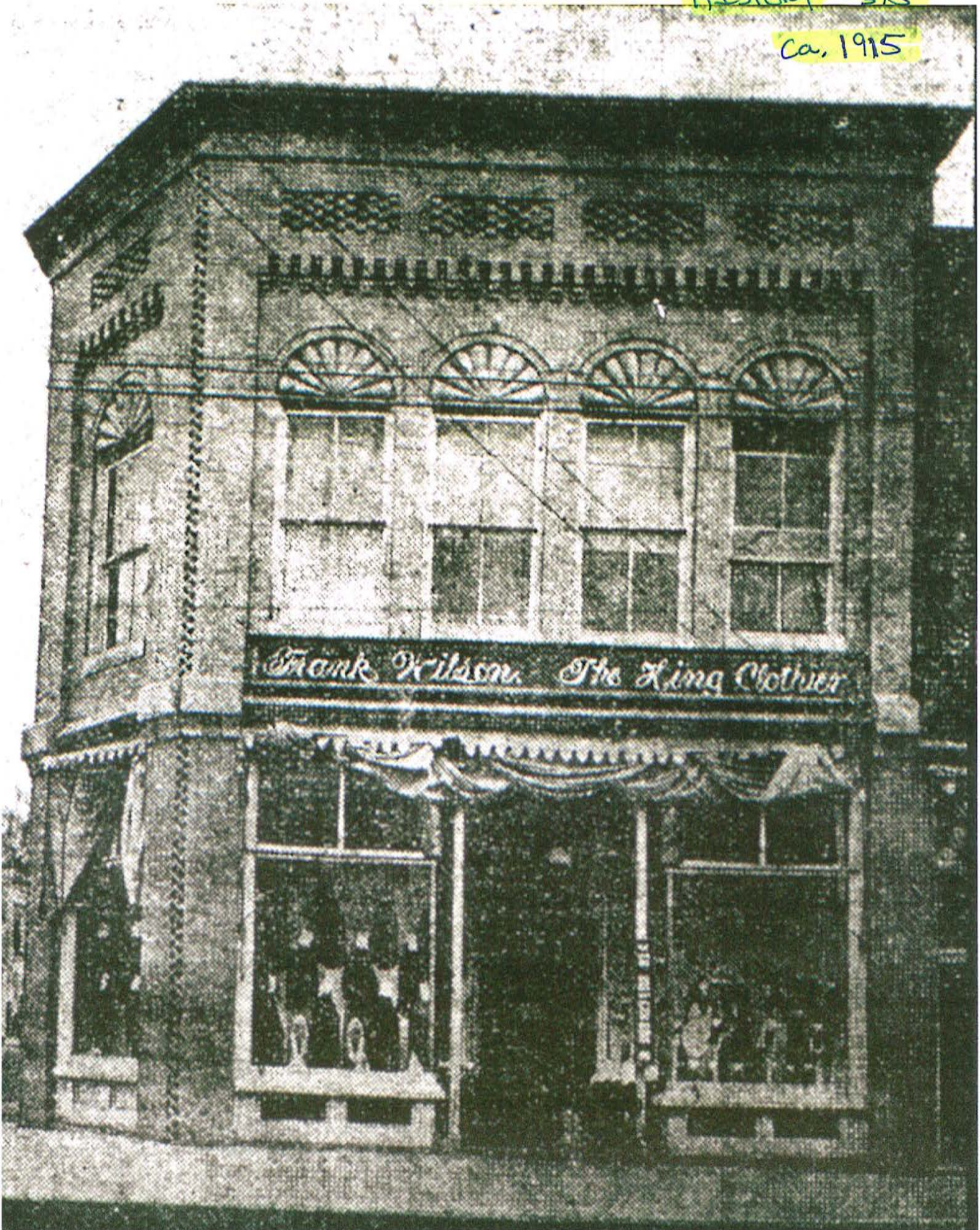








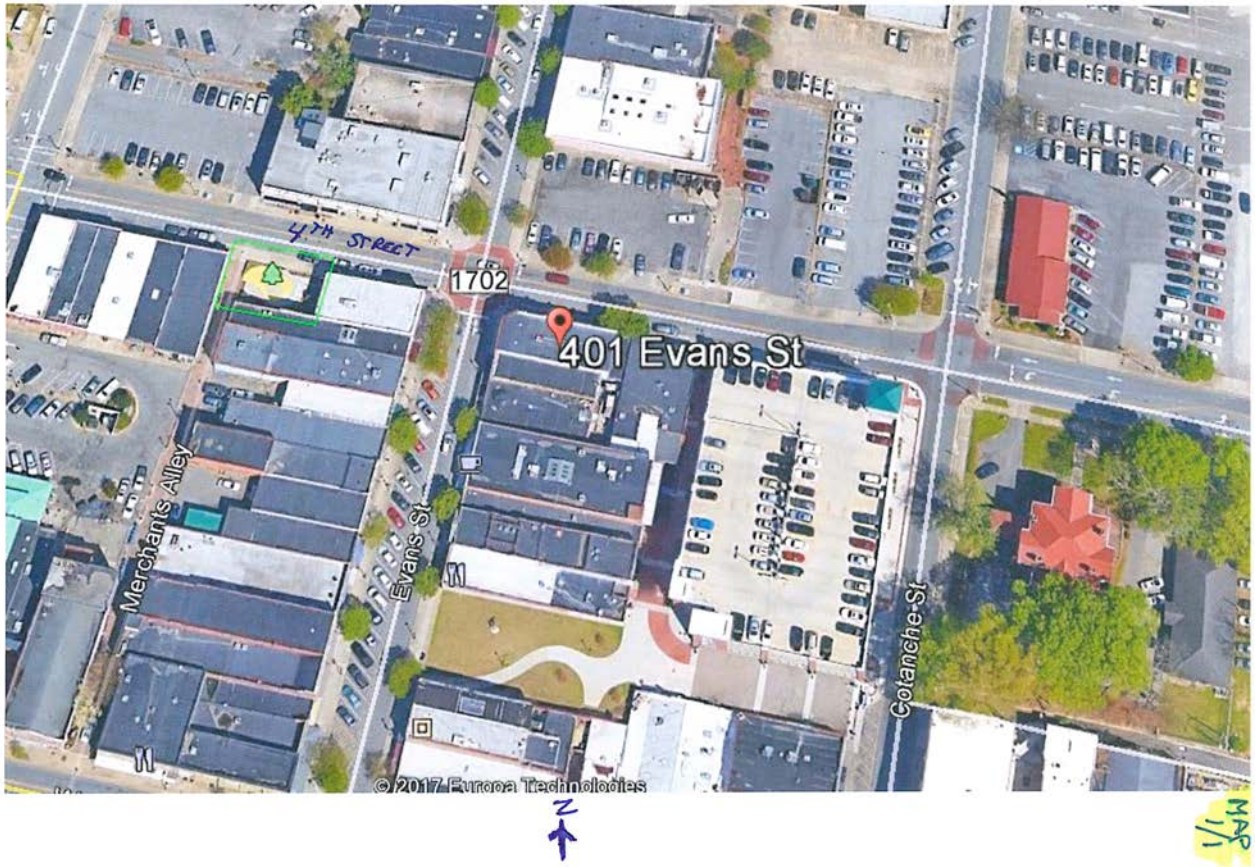


PHOTO 2/2

PHOTO 2/2  
\* RESTORING  
WINDOWS

401 EVANS



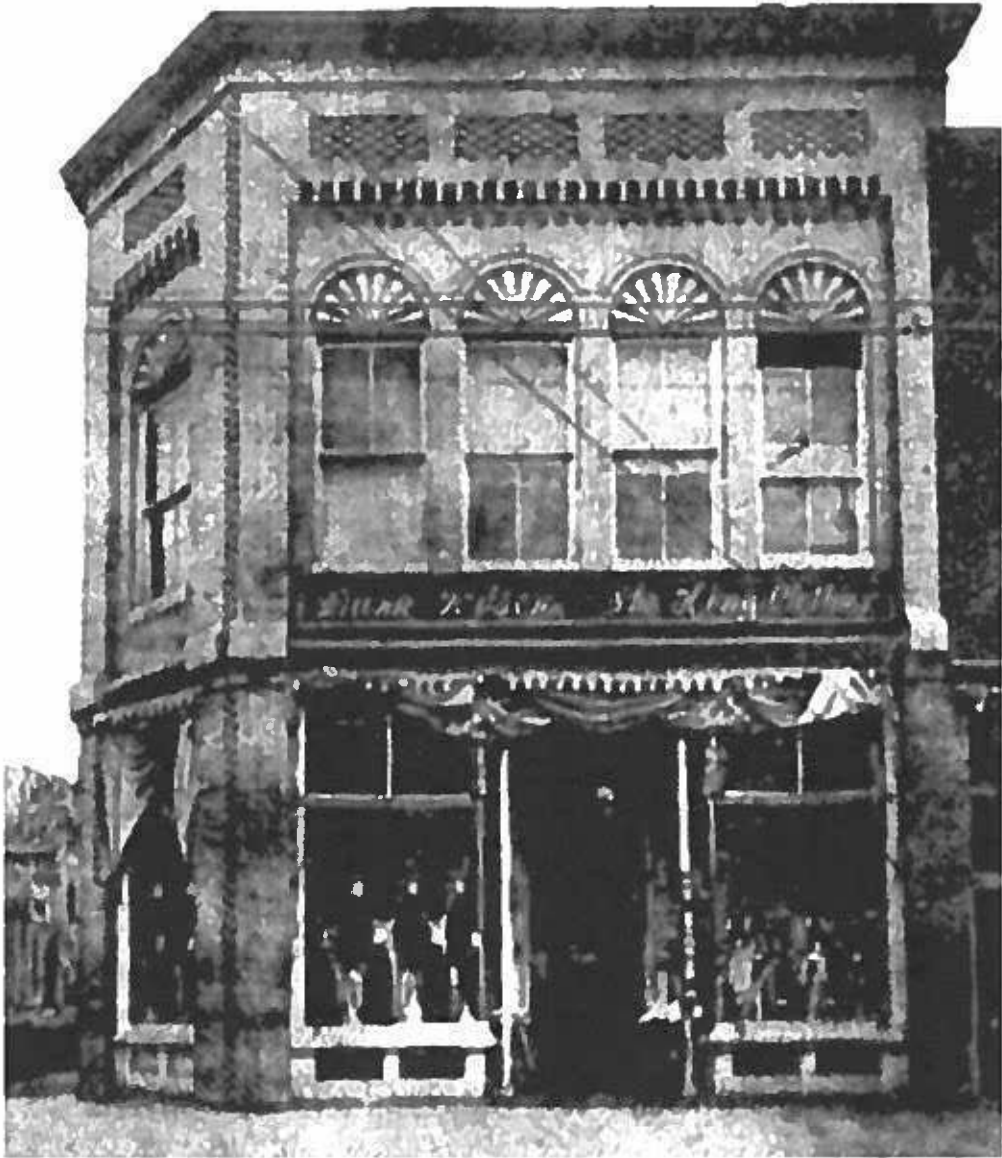


# Survey and Research Report

## The Frank Wilson Store

401 South Evans Street

Greenville, N.C.



Roger Kammerer

2019

# Survey and Research Report

**Frank Wilson's Store**  
401 Evans Street  
Greenville, North Carolina

## 1. Historical Name and location of the property:

Frank Wilson's Store  
401 Evans Street  
Greenville, NC

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

### **[Unit A-downstairs]**

M & S Enterprises  
PO Box 1704  
Greenville, NC 27835

Pitt County Tax Parcel 0038900.

The Pitt County Tax Administration Office "Total Current Market Value" for tax parcel 0038900 located at 401 S. Evans Street is \$244,241.

### **[Unit B-upstairs]**

Tony Khoury  
100 East Fourth Street  
Greenville, NC 27858

Pitt County Tax Parcel 0085107

The Pitt County Tax Administration Office "Total Current Market Value" for tax parcel 0085107 located at 100 East Fourth Street is \$193,301.

## II. Abstract

### **Statement of Significance**

The Frank Wilson Store is offered for consideration for Local Landmark Status because of its builder, its local architectural significance and for the different offices it was once home to. The building was designed and built in 1899 by Hill C. Linthicum, noted architect of

Henderson, NC and later Durham, NC. Linthicum is described as one of the most important architects in North Carolina history and this building is a rare and undocumented example of his work in eastern North Carolina. The building is culturally important since the upstairs of the Frank Wilson Building, served as the Greenville City Hall from 1899 to 1905 and the offices of the Pitt County Department of Education. The proposed designation is for the exterior of the Frank Wilson Store building only, since the interior has gone through drastic changes through its business history.

### **III. Historical**

#### **History of the Frank Wilson Store**

With the coming of the railroad to Greenville, NC in 1890 and the expanding “New Belt” of growth of Bright Leaf tobacco in Pitt County, Greenville became a local tobacco market. Tobacco profits stimulated the local economy and investments were made into more stores, warehouses, banks, as well as street improvements, water works, telephone and electricity. The tobacco market grew rapidly and the economic boom brought buyers, auctioneers, salesmen and all sorts of business people to Greenville. Large homes and new business houses were built to match the wealth of the growing economy.

In 1888, James B. Cherry, one of the leading business firms in Greenville, NC, formed a co-partnership with J. R. Moye and J. G. Moye, under the style of J. B. Cherry & Co. They had a four-story store on Evans Street and owned numerous lots and rental buildings in downtown Greenville. James B. Cherry died in March 1905 and in December 1905, J. B. Cherry & Co. dissolved and on Jan. 1, 1906, the business became J. R. and J. G. Moye.

In 1899, the subject building and lot at the southeast corner of Evans and Fourth Streets, was owned by J. B. Cherry & Co. A disastrous fire on the evening of May 4, 1899, destroyed 25 stores and other buildings in Greenville, NC; one being the subject J. B. Cherry & Company’s rental building. After the fire, J. B. Cherry & Co., contracted with Hill C. Linthicum, architect and builder of Henderson, NC, to build a new rental building on the site. Hill C. Linthicum was in Greenville, NC supervising the building of the H. P. Strauss Tobacco Factory on Tenth Street, that he had designed and J. B. Cherry & Co. engaged him to build a new rental store.

Hill C. Linthicum (1860-1919) was one of the most prolific and noted architects in North Carolina history. [See later]

According to the newspaper, the rental store that was built for J. B. Cherry & Co., at the corner of Evans and Fourth Streets, was designed specifically to lease to Frank Wilson. While the store was being built, Frank Wilson, “King Clothier,” opened up shop temporarily

in L. H. Pender's Store in the Pheonix Building.<sup>1</sup> Frank Wilson moved into his new store in September 1899 and it was deemed "a handsome one and an ornament to the town."

At a meeting of the Greenville City Council on Sept. 7, 1899, they stated that where they were meeting was "so dilapidated and in an uninhabitable condition," that they decided to rent an office in the upper story of the new building erected by J. B. Cherry & Co. for Frank Wilson's store.<sup>2</sup> In October 1899, the Mayor's Office moved over Frank Wilson's Store.<sup>3</sup> As a side note, the City Council remained there until 1905 when they got a suite of offices on the ground floor of the new Masonic Temple on Third Street with mayor's office, court room and alderman's meeting room.

Dr. R. L. Carr rented dental rooms from J. B. Cherry & Co. over Frank Wilson's from Oct. 1899 to Jan. 1902. In Nov. 1899, Benjamin F. Tyson had an office in the back of Frank Wilson's Store. In Dec. 1899, W. H. Ragsdale, Superintendent of Pitt County Schools, rented an office over the store of Frank Wilson for himself and the Board of Education. The entrance to the office could be reached by the stairway on Fourth Street.<sup>4</sup>

Frank Wilson ran his exclusive men's clothing store to meet the needs of the growing wealth of his customers from the burgeoning tobacco market in Greenville. Frank Wilson was noted for doing wild advertisements to get the public into his store. In the fall of 1902, Wilson put into his show window a \$1.00 pair of Dutchess trousers with one leg tied to the ceiling and the other leg suspended by a keg of nails weighing 108 lbs., to show the trousers wouldn't rip. In 1900, Frank Wilson procured the decorative uniforms for the famous "Osceola Band" and the uniforms of the city policemen.

In an article in the local newspaper in February 1903, they stated that Frank Wilson had "the best lighted store in Greenville." He had put in three powerful lamps that were brighter than electric arc lights.<sup>5</sup>

In July 1903, Frank Wilson became treasurer of the first formation of the Greenville Merchants Association.<sup>6</sup> The same month, Wilson was also one of the charter members of the Carolina Club, a social club for the young businessmen in Greenville.<sup>7</sup>

On Jan. 1, 1906, the firm of J. B. Cherry & Co. ended and was succeeded by the new firm of J. R. and J. G. Moye and most of the employees continued with the new firm.<sup>8</sup>

Other renters over Frank Wilson's Store include Dr. Edward Greene, Dental Surgeon, in 1908<sup>9</sup> and Dr. F. Fitts, Osteopath, from 1910 to 1913.<sup>10</sup> In March 1910, Greenville Mayor H. W. Whedbee let the County use their city office over Frank Wilson's Store to meet.<sup>11</sup> In 1914, Dr. Paul Fitzgerald was leasing a dental office over Frank Wilson's store. In October

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<sup>1</sup> *Eastern Reflector*, Greenville, NC, May 19, 1899.

<sup>2</sup> *Eastern Reflector*, Greenville, NC, Sept. 12, 1899.

<sup>3</sup> *Eastern Reflector*, Greenville, NC, Oct. 27, 1899.

<sup>4</sup> *Eastern Reflector*, Greenville, NC, Dec. 19, 1899.

<sup>5</sup> *Daily Reflector*, Greenville, NC, Feb. 16, 1903

<sup>6</sup> *Eastern Reflector*, Greenville, NC, July 10, 1903.

<sup>7</sup> *Daily Reflector*, Greenville, NC, July 16, 1903.

<sup>8</sup> *Eastern Reflector*, Greenville, NC, Jan. 5, 1906.

<sup>9</sup> *Eastern Reflector*, Greenville, NC, Aug. 21, 1908.

<sup>10</sup> *Eastern Reflector*, Greenville, NC, July 1, 1910; May 2, 1913.

<sup>11</sup> *Eastern Reflector*, Greenville, NC, Mar. 11, 1910.



1915, E. A. Parker, the photographer, opened the new Greenville Studio, over Frank Wilson's Store and developed Kodak film for local citizens. In July 1920, E. A. Parker, the photographer, moved his studio to the second floor of the Farmers Bank on Dickinson Avenue.

On December 22, 1916, Frank Wilson purchased his store building on Evans Street from J. R. and J.G. Moyer. In the fall of 1917, Frank Wilson did an extensive remodeling to his store having mahogany woodwork added throughout and adding glass cases for goods. He remodeled the front of the store, extending it out front with plate glass windows and tile. He built a balcony in the rear of the store with his shoe department underneath and his business office above.<sup>12</sup>

In 1920, Frank Wilson expanded his store, by installing an elevator and creating an exclusive Boys Department on the second floor.<sup>13</sup> It appears from photographs that Wilson placed a large crown on the corner pent of the first floor roof to advertise his "The King Clothier" motto.

Frank Wilson remained in his building, "The Frank Wilson Store," until his death in 1945, being at the time the oldest continuous business under the same management in Greenville. At his death, Frank Wilson was a member of the Greenville Masonic Lodge, No. 284, A. F. and A. M., the Greenville Chapter No. 50, R. A. M., and a charter member of the Bethlehem Commandery No. 29, a member of the Hiram Council, and a member of the Sudan Shrine Temple. He was treasurer of the Commandery and the Chapter for a number of years. He was also a member of Jarvis Memorial Methodist Church.<sup>14</sup>

In the Fall of 1945, Thomas E. Wilson, son of Frank Wilson, bought the interests of the other heirs and continued to run the business as sole owner and manager. Thomas had just been discharged as a Lt. in the US Air Force. He was well known in local circles, having helped his father in his store, being former president of the Greenville Merchants Association and one of the founders of the Greenville Junior Chamber of Commerce in 1939. Thomas had in association with him in the store, C. A. Bowen, called "Clink," who had been in continual service with Frank Wilson for 33 years.<sup>15</sup>

From the Greenville City Directories, it appears that The Frank Wilson Store closed about 1953 and appears to be vacant until about 1956. The store building was rented to "Three Sisters," a women's apparel store, from about 1956 until late 1968, when they closed their Evans Street store and moved to their other store in Pitt Plaza Shopping Center.<sup>16</sup>

About 1970, Harmony House South, an audio center, moved from 12<sup>th</sup> and Evans Street, and began renting the old Wilson Store building and remained there until about 1981.

On Aug. 14, 1981, the heirs of Frank Wilson dec'd. sold the old Frank Wilson Store

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<sup>12</sup> *Greenville Daily News*, Greenville, NC, Nov. 22, 1917.

<sup>13</sup> *Greenville Daily News*, Greenville, NC, July 17, 1920.

<sup>14</sup> *Daily Reflector*, Greenville, NC, Aug. 3, 1945.

<sup>15</sup> *Daily Reflector*, Greenville, NC, Sept. 29, 1945.

<sup>16</sup> *Daily Reflector*, Greenville, NC, Nov. 13, 1968.

and lot to Rev. Theodore Bradshaw and his wife, Winnie Marie Sutton Bradshaw. They opened Bradshaw's Department Store, with women's apparel and home furnishings in the building. When it closed is unclear.

On Aug. 28, 2008, the Bradshaw's made a deed of gift of several Greenville lots, including the old Frank Wilson Store to Merritt Rentals, LLC, owned by the Rev. Theodore and Winnie Marie Sutton Bradshaw. The Rev. Theodore Roosevelt "T.R." Bradshaw died on Aug. 23, 2015 and his property fell to his wife.

On Feb. 22, 2017, Rev. Theodore R. Bradshaw's daughter, Barbara Merritt, through Merritt Rentals, LLC sold the old Frank Wilson Store and lot to M & S Properties, LLC (Morris Moye and others). M & S Properties, LLC financed the renovation of the whole building and created a condominium with commercial space on the first floor and residential on the second floor and each could have our own title for our own parcel. Tony Khoury purchased 100 E. 4<sup>th</sup> Street (Unit B) the upstairs of the old Frank Wilson Store from M&S Properties (now called Moye-Corp) and uses it as his residence.

## **CHAIN OF TITLE FOR THE PROPERTY:**

### **Pitt County Deed Book D-6, page 322**

Deed F. G. James, Commissioner to J. B. Cherry & Co.

North Carolina Pitt County.

This Deed-- made by F. G. James Commissioner mean or Judgement of the Superior Court of Pitt County in the special proceedings entitled J B Cherry and the heirs at law of T. R. Cherry against T. J. Jarvis, H. E. Daniel and W. L. Elliott, to J. B. Cherry—J. R. Moye, and J. G. Moye comprising the firm of J. B./ Cherry & Co, all of the county and state above written witnesseth:

That Whereas the said F. G. James, Commissioner, being thereto licensed has a Judgement in said proceedings did on the 2<sup>nd</sup> day of Nov. 1896 after due advertisement expose the land, herein after described to public sale at the Court House door, in the town of Greenville and the and there the said J. B. Cherry & Co. became the last and highest bidder for said land at the sum of Twenty five hundred dollars, and complied with the time of the sale; and whereas upon report of said sale to the said Court, the same was confirmed, and the said Commissioner was ordered by the Judgement of said Court to execute a deed in fee simple to said purchasers upon payment of the purchase money, and whereas said purchase money has been paid in full.

Now Therefore in consideration of the premises the said F. G. James Commissioner as aforesaid, doth hereby bargain sell and convey to the said J. B. Cherry, J. R. Moye and J. G. Moye, their heirs and assigns that certain parcel or lot of land situate in said County and state, and in the town of Greenville, and Known in the plot of said town as the Northern part of lot No. 105,

*Beginning at the North West corner of the store now occupied by Cox & Co. on whose store is Germania Hall and runs south with Evans street (31) Thirty one feet to the middle of the stair-way, leaving to Germania Hall thence, East parallel with Frost Street*

*83 Eighty three to the line of Post Office lot then North parallel with Evans street 31 thirty one feet to Front street, then west with front street to the beginning.*

To Have and to Hold said land with all its appurtenances to them the said J. B. Cherry, J. R. Moye and J. G. Moye their heirs and assigns forever.

In Witness whereof the said F. G. James Commissioner as aforesaid doth hereunto set his hand and seal this the 11<sup>th</sup> day of January 1897        F. G. James Commissioner

**Pitt County Deed Book V-11, page 91**

Deed J. R. Moye, Commissioner to J. R. Moye, etal

North Carolina Pitt County.

This Deed, made this the 8<sup>th</sup>, day of November 1916, by J. R. Moye, Commissioner under a judgement of the Superior Court of said County in the Special Proceedings entitled, J. R. Moye and J. G. Moye. –vs—J. B. Cherry, Mrs. Ada Cherry and F. G. James etal, being No. 2013, on Special Proceedings Docket of said Court which said Judgement was approved by the Judge presiding over the Superior Court at the regular November term 1916, party of the first part to J. R. Moye and J. G. Moye of the aforesaid County and State, parties of the second part.

Witnesseth: That whereas the said Commissioner, J. R. Moye being thereto licensed by said judgement in said proceedings, did on the 3<sup>rd</sup>. day of July 1916, after due advertisement, expose the land hereinafter described at public sale to the highest bidder at the Courthouse door in Greenville, and then and there the said J. R. Moye and J. G. Moye, became the last and highest bidder for the said store and office building and lot at the sum of Eighteen Thousand and Three Hundred Dollars (\$18, 300.00) and complied with the terms of the sale.

And Whereas, upon report of the said sale to the said Court, the same was confirmed and approved by the Judge presiding and the said J. R. Moye, Commissioner as aforesaid, was ordered by the Judgement of said Court to execute a deed in fee simple to said purchaser upon the payment of said purchase money, and whereas the said purchase money has been paid in full.

NOW THEREFORE, In consideration of the premises, the said J. R. Moye, Commissioner as aforesaid doth hereby bargain, sell and convey to the said J. R. Moye and J. G. Moye, their heirs and assigns that certain store lot and office lot. Buildings situated in the aforesaid State and County and town of Greenville, and more specifically described as follows:

*“Being on the southeast corner of Fourth and Evans streets and being the northern portion of lot No. 105, and described in a deed registered in Book D-6, page 322, Pitt County Registry, beginning at said corner and running south along Evans street 31 feet to the middle of the sairway leading to what is known as old Germania Hall, now being the property belonging to H. A. White, thence eastwardly parallel with Fourth street 83 feet to the line of the old postoffice lot; thence northwardly parallel with Evans street 31*

*feet to Fourth street; thence along Fourth street westwardly to the beginning, the corner. ”*

TO HAVE AND TO HOLD, the said lot with all the appurtenances and the privileges thereto belonging to them, the said J. R. Moyer and J. G. Moyer, their heirs and assigns in fee-simple forever, in as full and ample manner as the said J. R. Moyer, Commissioner as aforesaid, is authorized and empowered to convey the same.

In Witness Whereof, the said J. R. Moyer, Commissioner has hereunto set his hand and seal the day and year first above written. J. R. Moyer, Commissioner (SEAL)

**Pitt County Deed Book V-11, page 197**

Deed J. R. Moyer, etal to Frank Wilson

North Carolina Pitt County.

This Deed, made this the 22nd, day of December 1916, by J. R. Moyer and wife Novella H. Moyer, and J. G. Moyer and wife Margaret H. Moyer, to Frank Wilson, all of the County of Pitt and State of North Carolina.

WITNESSETH: That for and in consideration of the payment of the sum of EIGHTEEN Thousand (\$18,000.00) dollars, the receipt of which is hereby admitted, the said J. R. Moyer and wife Novella H. Moyer, and J. G. Moyer and wife Margaret H. Moyer, have bargained and sold, and by these presents do bargain, sell and convey to the said Frank Wilson, his heirs and assigns the following described property situate in said County and State and in the town of Greenville.

*“That certain store lot and office lot in the town of Greenville on the corner of Evans and Fourth Streets, and same store now occupied by said Frank Wilson and office in the rear being on the southeast corner of Fourth and Evans streets and being the northern portion of Lot No. 105, and described in a deed registered in Book D-6, page 322, Pitt County Registry. Beginning at said corner and running south along Evans street 31 feet to H. A. White’s property; thence eastwardly parallel with Fourth street and with H. A. White’s line 83 feet to the line of the Old Post Office lot; thence northwardly parallel with Evans street 31 feet to Fourth street; thence along Fourth street westwardly to the beginning, the corner, and being the same property described in a deed from J. R. Moyer Commissioner, to J. R. & J. G. Moyer, recorded in the Office of the Register of Deeds of Pitt County in Book V-11, p. 91, reference to which deed and the recitals therein is hereby made for a more accurate description.”*

TO HAVE AND TO HOLD, with all privileges and appurtenances thereunto belonging unto him the said Frank Wilson, his heirs and assigns forever. And the said J. R. Moyer and J. G. Moyer covenant with the said Frank Wilson that they are seized in fee of the above granted real estate and have a good right to convey the same in fee simple, that the



same is free from encumbrances and that they will warrant and defend the title to the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said J. R. Moyer and wife Novella H. Moyer, and J. G. Moyer and wife, Margaret H. Moyer have hereunto set their hands and seals, the day and year first above written.

J. R. Moyer (SEAL)  
Novella H. Moyer (SEAL)  
J. G. Moyer (SEAL)  
Margaret H. Moyer (SEAL)

**Pitt County Deed Book D-18, page 79**

August 1, 1929 (Mortgage Deed)—Frank Wilson and wife, Verda Wilson to F. M. Wooten et al...

Frank Wilson and wife, Verda Wilson were indebted to the Life Insurance Company of Virginia in the sum of \$10,000. Frank Wilson and wife, Verda Wilson put up their part of Lot 105, on east side of Evans Street and south side of Fourth Street, on which a two story brick building is situated, occupied by Frank Wilson, merchant, and an office building adjacent to and on east side of the said store building. This lot being 401 Fourth Street. Frank Wilson and wife, Verda Wilson paid off the debt on April 23, 1934.

**Pitt County Deed Book M-18, page 433**

March 25, 1930 (Mortgage Deed)—Frank Wilson and wife, Verda Wilson to W. C. Braswell, trustee

Frank Wilson and wife, Verda Wilson were indebted to the Hood System Industrial Bank in the sum of \$5,000. Frank Wilson and wife, Verda Wilson put up their part of Lot 105, on east side of Evans Street and south side of Fourth Street, on which a two story brick building is situated, occupied by Frank Wilson, merchant, and an office building adjacent to and on east side of the said store building. This lot being 401 Fourth Street. Frank Wilson and wife, Verda Wilson paid off the debt on Dec. 5, 1933.

**Pitt County Deed Book O-19, page 615**

April 23, 1934 (Mortgage Deed)—Frank Wilson and wife, Verda Wilson to J. J. White, trustee

Frank Wilson and wife, Verda Wilson were indebted to the Home Building and Loan Association in the sum of \$10,000. Frank Wilson and wife, Verda Wilson put up their part of Lot 105, on east side of Evans Street and south side of Fourth Street, on which a

two-story brick building is situated, occupied by Frank Wilson, merchant, and an office building adjacent to and on east side of the said store building. This lot being 401 Fourth Street. Frank Wilson and wife, Verda Wilson paid off the debt on June 1, 1936.

**Pitt County Deed Book E-50, page 550**

July 3, 1934 Option Deed--- heirs of Frank Wilson dec'd and Rev. Theodore Bradshaw and his wife, Winnie Marie Sutton Bradshaw.

[Option] dated July 3, 1981 between the heirs of Frank Wilson dec'd and Rev. Theodore Bradshaw and his wife, Winnie Marie Sutton Bradshaw. \$15,000 was to be paid by Oct. 1, 1981 and \$80,000 purchase money note was to be paid in deferred payments on the first of October for five years; the final payment was due on Oct. 1, 1986.

*Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 401 Evans Street, it being located at the southeast corner of the intersection of Fourth and Evans Streets and more particularly described as follows: Bounded on the north by Fourth Street; on the east by a one-story building owned by GRANTOR; on the south by H. A. White & Sons, Inc.; on the west by Evans Street, now known as Evans Street Mall and specifically described as follows:*

*BEGINNING at the intersection of the eastern property line of Evans Street and the southern property line of the Fourth Street and running south along Evans Street thirty-one (31) feet to the H. A. White and Sons, Inc. property; Thence eastwardly, parallel to Fourth Street, seventy five feet and four and one-half inches (75' 4 1/2") more or less, to the western line of the one story building owned by the GRANTOR which is a separate building. Thence northwardly with the western line of the one-story building owned by GRANTOR parallel to Evans Street, thirty one (31) feet to the southern property line of Fourth Street, the northwest corner of the said one-story building, thence westwardly with the southern property line of Fourth Street, seventy five feet and one half inches (75' 4 1/2") more or less to the POINT OF BEGINNING.*

**Pitt County Deed Book 2539, page 505-514**

Aug. 20, 2008 Rev. Theodore Bradshaw and his wife, Winnie Marie Sutton Bradshaw to Merritt Rentals, LLC

This gift deed, made and entered into this the 20<sup>th</sup> day of August, 2008, by and Theodore S. Bradshaw, and wife, Winnie Marie S. Bradshaw, both of Pitt county, North Carolina, hereinafter collectively referred to as grantor, and Merritt Rentals, LLC, a North Carolina limited liability company, herein after referred to as grantee:

Witnesseth: that grantor, in consideration of natural love and affection, and the sum of one dollar (\$1.00), has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, in fee simple, in and to the following described property, to-wit: *BEGINNING at the intersection of the eastern property line of Evans Street and the southern property line of the Fourth Street and running south along Evans Street thirty-one (31) feet to the H. A. White and Sons, Inc. property; Thence eastwardly, parallel to Fourth Street, seventy five feet and four and one-half inches (75' 4 1/2") more or less, to the western line of the one story building owned by the GRANTOR which is a separate building. Thence northwardly with the western line of the one-story building owned by GRANTOR parallel to Evans Street, thirty one (31) feet to the southern property line of Fourth Street, the northwest corner of the said one-story building, thence westwardly with the southern property line of Fourth Street, seventy five feet and one half inches (75' 4 1/2") more or less to the POINT OF BEGINNING.*

**Pitt County Deed Book 3529, page 735-736**

Feb. 22, 2017 Merritt Rentals, LLC to M & S Properties, LLC

North Carolina Pitt County

This Warranty Deed, made and entered into this the 22<sup>nd</sup> day of February, 2017, by and between Merritt Rentals, LLC, a North Carolina Limited Liability Company, herein after referred to as Grantor, and M & S Properties, LLC, a North Carolina limited liability company, hereinafter referred to as grantee:

**WITNESSETH**

That Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these present does give, grant, bargain, sell and convey unto said Grantee, its successors and assigns, in fee simple, the following described property, to wit:

See Exhibit "A" attached hereunto and made a part hereof

Exhibit "A"

*Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 401 Evans Street, it being located at the southeast corner of the intersection of Fourth and Evans Streets and more particularly described as follows:*

*Bounded on the north by Fourth Street; on the east by a one-story building owned by GRANTOR; on the south by H. A. White & Sons, Inc.; on the west by Evans Street, now known as Evans Street Mall and specifically described as follows:*

*BEGINNING at the intersection of the eastern property line of Evans Street and the southern property line of the Fourth Street and running south along Evans Street thirty-one (31) feet to the H. A. White and Sons, Inc. property;*

*Thence eastwardly, parallel to Fourth Street, seventy five feet and four and one-half inches (75' 4 ½") more or less, to the western line of the one story building owned by the GRANTOR which is a separate building.*

*Thence northwardly with the western line of the one-story building owned by GRANTOR parallel to Evans Street, thirty one (31) feet to the southern property line of Fourth Street, the northwest corner of the said one-story building, thence westwardly with the southern property line of Fourth Street, seventy five feet and one half inches (75' 4 ½") more or less to the POINT OF BEGINNING.*

The said property is a portion of the property conveyed to Frank Wilson, Sr., by Deed from J. R. Moye et al, and dated Dec. 26, 1916, record in Book V-11 at page 197.

There is located upon said land a two-story brick building which has been known as the Frank Wilson Store.

THERE IS NOT included, the one-story building adjacent to the eastern boundary of the said two-story building. The said one-story building is leased to Harry Earl Baxley, Jr., in accordance with the terms of a lease dated March 26, 1981, by the GRANTOR or their predecessor in title;

The said property is further identified as being a portion of Tax Parcel 25337 shown on Tax Map 11 as Block C, Lot 12.

Eleanor P. Wilson acquired her interest in the property as devisee under the Will of her husband, Walter Howard Wilson. He was a son of Frank Wilson. Alice Wilson Newell and husband, Charles Ansel Newell, Jr., and Gordon Frank Wilson and wife, Sue Geddie Wilson, acquired their interest as heirs of Dr. Frank Wilson, Jr., the son of Frank Wilson.

The other Grantors are the children of Frank Wilson or the spouses of the said children.

This Deed is executed and delivered in accordance with the Option Agreement entered into by the parties hereto, dated July 3, 1981, recorded in Book E-50, page 565, in the Pitt County Registry.

Also being the property conveyed to Merritt Rentals by Theodore R. Bradshaw and wife Winnie Marie S. Bradshaw recorded August 28, 2008 in Deed Book 2539, page 505 of the Pitt County Registry.

Said property is commonly known as 401 Evans Street, Greenville, NC and also known as Pitt County Tax Parcel 38900.



**Pitt County Deed Book 3530, page 121-123**

North Carolina Pitt County

This CORRECTION DEED, made and entered into this the 1st day of March, 2017, by and between MERRITT RENTALS, LLC, a North Carolina Limited Liability Company, herein after referred to as Grantor, and M & S PROPERTIES, LLC, a North Carolina limited liability company, hereinafter referred to as Grantee:

This DEED SUPERCEDES the previous Warranty Deed dated February 22, 2017

*On Feb. 22, 2017, Rev. Theodore R. Bradshaw's daughter, Barbara Merritt, through Merritt Rentals, LLC sold the old Frank Wilson Store and lot to M & S Properties, LLC (Morris Moye and others). M & S Properties, LLC financed the renovation of the whole building and created a condominium with commercial on the first floor and residential on the second floor and each could have our own title for our own parcel. Tony Khoury purchased 100 E. 4<sup>th</sup> Street (Unit B) the upstairs of the old Frank Wilson Store from M&S Properties (now called Moye-Corp).*

## **Construction Timeline**

- **1899—Original Construction in 1899 by Hill C. Linthicum**
- **1917—Frank Wilson extended the front of the store towards the street; installed a metal overhang and enclosed it in underneath with plate glass windows.**
- **1956-1968—The building was rented to “Three Sisters.” In the 1968 photograph the metal overhang looks replaced.**
- **1970—It appears that a new metal awning with the H.H.S. logo was placed on the façade when the building was rented to “Harmony House South.”**
- **1981—Sometime after this date, the upstairs windows were bricked up.**
- **2017-2019—The Frank Wilson Store Building façade was entirely renovated to look as it did from old photographs. Work was held up in March 2018 because of damage from Hurricane Matthew, which collapsed part of the roof.**
  - **Bricked in windows were opened, windows were replaced and original style sunburst windows put back in the front facade**
  - **Paint stripped off entire building**
  - **Brickwork cleaned and plaster removed, bricks repointed, and sealed**
  - **Terracotta parapet caps replaced**
  - **Restored original entry, windows and transom**
  - **Installed metal canopy like that found in old photographs**
  - **Changed the Fourth street entrance—adding a new door, transom and canopy**
  - **Changed the sidewalk entry to meet current handicap rules**
  - **Exterior building drainage system replaced to meet code**
  - **Entire building repainted**
  - **Added an outdoor living space on roof**

## ASSESSMENT

### Legal description of the property:

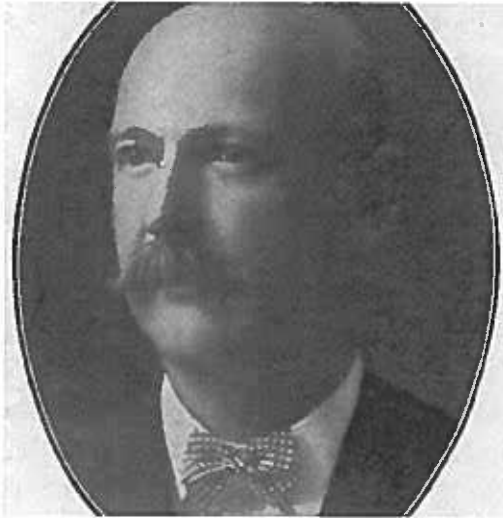
The current description of the property as found in Pitt County Deed Book 3529, page 735-736:

Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 401 Evans Street, it being located at the southeast corner of the intersection of Fourth and Evans Streets and more particularly described as follows: Bounded on the north by Fourth Street; on the east by a one-story building; on the south by H. A. White & Sons, Inc.; on the west by Evans Street and specifically described as follows: BEGINNING at the intersection of the eastern property line of Evans Street and the southern property line of the Fourth Street and running south along Evans Street thirty-one (31) feet to the H. A. White and Sons, Inc. property; Thence eastwardly, parallel to Fourth Street, seventy five feet and **four** and one-half inches (75' 4 ½") more or less, to the western line of the one story building which is a separate building. Thence northwardly with the western line of the one-story building parallel to Evans Street, thirty one (31) feet to the southern property line of Fourth Street, the northwest corner of the said one-story building, thence westwardly with the southern property line of Fourth Street, seventy five feet and one half inches (75' 4 ½") more or less to the POINT OF BEGINNING.

### Assessment of the significance of the structure

Built in 1899, the Frank Wilson Store would qualify for inclusion in the Local Landmark Designation as a locally significant commercial property associated with the development of Greenville as a tobacco market and commercial center for eastern North Carolina. The building is a previously unknown example of the work of Hill C. Linthicum (1860-1919) who was one of the most prolific and noted architects in North Carolina history. Frank Wilson, "The King Clothier" ran his exclusive men's store in this building until his death in 1945, being at the time the oldest continuous commercial business under the same management in Greenville, NC. The Frank Wilson Building would later be home to other notable local businesses.

**The following is a biography of Linthicum written in 2009 by William B. Bushong and Claudia R. Brown, for the *NC Architects & Builders, Biographical Dictionary*, that appears on-line at: <https://ncarchitects.lib.ncsu.edu/people/P000091>**



“Hill Carter Linthicum (1860-1919) was a Virginia-born architect who moved to North Carolina as a youth and had a prolific architectural practice that encompassed several North Carolina communities. He practiced for a time with his son, H. Colvin Linthicum (1886-1952) as Linthicum and Linthicum. Linthicum took a strong role in establishing the architectural profession in North Carolina in the early years of the 20<sup>th</sup> century through the American Institute of Architects and the architectural licensing act.

Grounded in a tradition of family employment in the building trades in the upper South, Hill C. Linthicum was the son of Susan Carter and William H. Linthicum (1818-1886), a builder in Virginia and later in Durham, North Carolina. Little is known of William’s early activities, but he was evidently part of the construction firm of William H. and Thomas Linthicum, founded in Danville, Virginia in 1850, which erected buildings in Maryland, Virginia, and North Carolina. By the late 19<sup>th</sup> century, William was involved in the tobacco era building boom in Durham, North Carolina, where his firm was credited with constructing such key buildings as the W. Duke & Sons Company Cigarette Factory (1884); the E. J. Parrish Warehouse (1887); store buildings for M.C. Herndon, W.T. Blackwell, and Slater and Halliberton; and the Durham Baptist Church (1887).

Hill C. Linthicum was educated at Danville Military Academy and studied architecture in Baltimore. He joined his father’s contracting business in 1878 and thereby gained expertise in practical building and business methods. In the early 1880s he married Elizabeth Freeborn, a native of Canada, and settled in Henderson, North Carolina, where he and later his son H. Colvin designed several buildings over the next few decades, including his own house in 1883. Judging from the numerous building starts of houses and stores reported in the *Manufacturers’ Record*, by the early 1890s Linthicum was enjoying a prolific practice in Winston (later part of Winston-Salem). The journal listed in 1891 several commissions from leading citizens of the growing tobacco city, including residences for Thomas Farrow, V. W. Long, John Young, D. L. Devane, H. Poindexter, C. C. Vaughn, Cicero Tise and M. W. Norfleet, plus designs for the Christian Church, King’s Daughters Dormitory, and the Tise and Wilson stores. Of these, the Edgar Vaughn House and the H. Poindexter House are believed to be the only surviving examples of his work in Winston-Salem. Further information is needed on his other projects in the city.

At the turn of the century, Hill C. Linthicum had sufficient work in Durham to open an office there. References to his projects in the *Manufacturers’ Record* cite him as Hill C. Linthicum of Durham as early as 1904. His known buildings in this period include a 1904 residence for a cotton mill superintendent, the Jesse H. Erwin House on Pettigrew Street in Durham, and the Confederate Memorial Auditorium in the eastern North Carolina town of

Hertford in 1906. He contributed notices regularly to the *Manufacturers' Record* during the first decade of the 20<sup>th</sup> century. (See note on *Manufacturers' Record* at the end of this entry.)

After his move to Durham, Hill C. Linthicum engaged actively in promoting professionalization for North Carolina architects. He became an early member of the North Carolina Architectural Association (established in 1906) and served as its vice president in 1911 and president in 1912. Most important, he took a central role in founding the North Carolina Chapter of the American Institute of Architects, working with AIA executive secretary Glenn Brown to organize the chapter in 1911 and 1912. Linthicum along with Louis H. Asbury, Richard Sharp Smith, Willard C. Northup (see Northup and O'Brien), and Garland Rose were the five AIA members who met on September 16, 1913, to form the North Carolina chapter. On September 17, it was Linthicum who wrote to Brown to report that "last night in Greensboro" the chapter was "duly organized," and to send the documents to apply for the chapter's membership in the AIA. As he wrote to the AIA, "We have only 5 institute members and 7 chapter members. We are a baby chapter." Linthicum became its first president, with Louis H. Asbury vice president and Willard C. Northup secretary-treasurer. Linthicum also became a devoted advocate of the state bill to require licensing of architects, working along with Asheville architect William H. Lord and others to frame the licensing act and gain its approval from the state legislature in 1915.

Meanwhile, in 1912, Hill's son, H. Colvin Linthicum, joined his father's office as a draftsman after completing his architectural education at the University of Pennsylvania. He had attended preparatory schools in North Carolina, including Oak Ridge Military Academy and Bingham Institute. He also attended Smithdeal Business College in Richmond, Virginia, before deciding on a career in architecture. In 1915, the two Linthicums were among the first architects in North Carolina to gain their licenses after passage of the licensing act in 1915. H. C. Linthicum's certificate was #23, and Hill C. Linthicum's was #24, both obtained in the 1915 group of men granted licenses because they had been in professional practice prior to that year. In 1918 the younger Linthicum became a full partner in the firm; he continued the business alone after Hill C. Linthicum's death in Durham on October 6, 1919.

Note: The *Manufacturers' Record* of 1901-1909 contains many references to projects planned by Hill C. Linthicum for which no confirmation has yet been made. If additional information is obtained about locations, status, etc., these can be added to the building list. These include the following: Blanche Briggs Residence, Durham, *MR* 1/18/1904; St. Paul's Methodist Edifice, Goldsboro, 2/18/1904; Presbyterian Edifice, Rowland, *MR* 2/18/1904; Presbyterian Edifice, Sparta, *MR* 2/18/1904; High School Building, Durham, *MR* 6/29/1905; John M. Manning Residence, Durham, *MR* 11/30/1905; Opera House for T. G. Skinner, Elizabeth City, *MR* 2/8/1906; Hawkin and Fitzgerald Store Building, Henderson, *MR* 4/5/1906; Theater, Henderson, 4/19/1906; First Baptist Edifice (North Durham), Durham, 7/5/1906; St. Joseph A. M. E. Edifice Remodeling, Durham, *MR* 6/6/1907; W. D. Hester Store, Durham, *MR* 6/13/1907; T. L. Setzer Residence, Durham, *MR* 6/27/1907; Bank of Henderson Building, Henderson, *MR* 7/27/1907; YMCA, Durham, *MR* 9/19/1907; Trinity Methodist Church (Remodeling), Durham, 9/19/1907; Dr. E. C. Brooks House, Durham, 10/10/1907;



Presbyterian Edifice, Dunn, *MR* 11/7/1907; Vance County Courthouse Enlargement and Improvement, Henderson, *MR* 1/16/1908; R. L. Bellamy House, Durham, 3/19/1908; School Building, Winston-Salem, *MR* 4/2/1908; School Building, Creedmore, *MR* 5/14/1908; Municipal Building, Henderson, *MR* 8/27/1908; Durham County Courthouse and City Market to replace burned, Durham, *MR* 3/18/1909; T. M. Gorman House, Durham, *MR* 5/27/1909; White Rock Baptist Church, Durham, *MR* 7/29/1909; St. Joseph A. M. Church Improvement, 7/29/1909; Business Block, B. L. Duke, Durham, *MR* 9/16/1909. Linthicum and Rose, Graded and High School Building, Oxford, *MR* 5/26/1910.”

### Bibliography

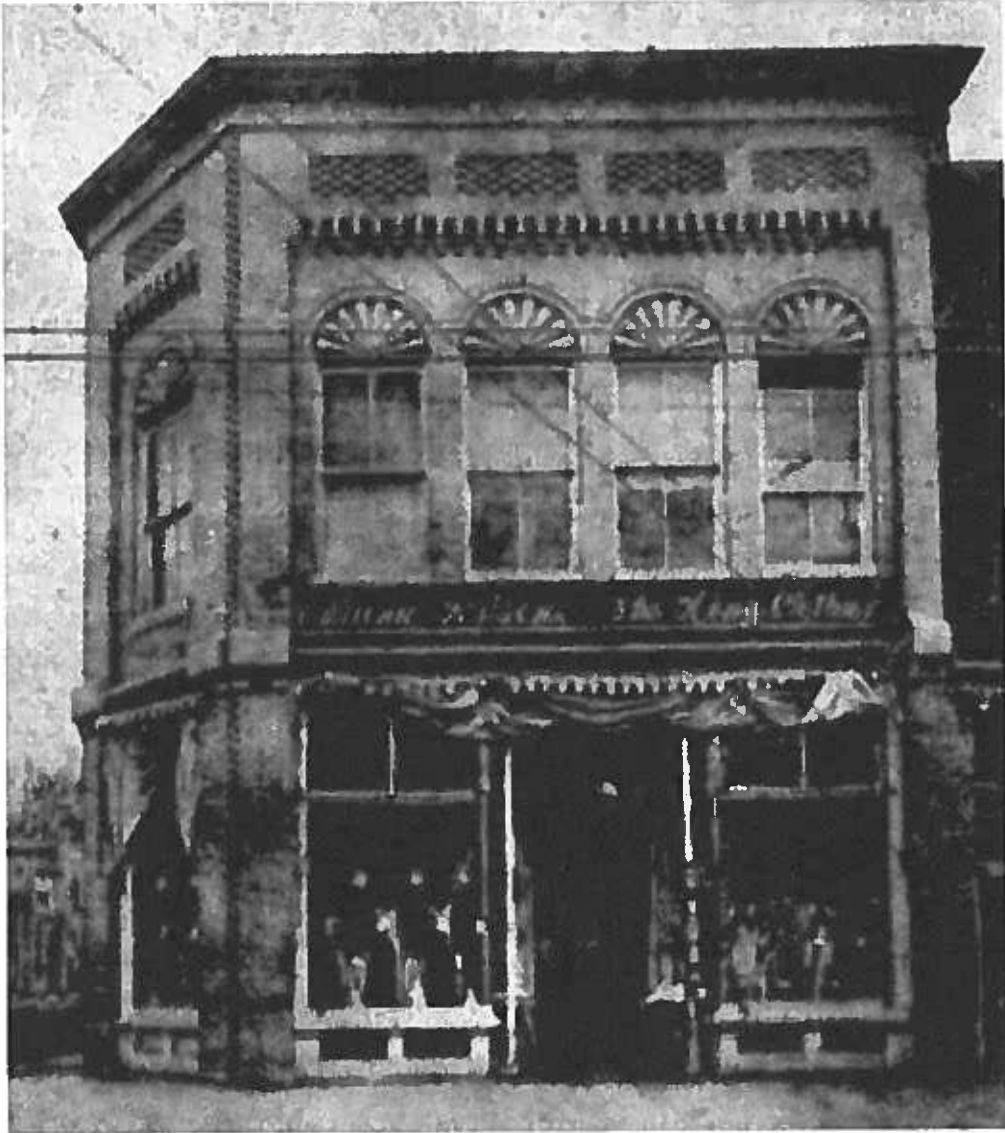
- Catherine W. Bishir, Charlotte V. Brown, Carl R. Lounsbury, and Ernest H. Wood III, *Architects and Builders in North Carolina: A History of the Practice of Building* (1990).
- C. David Jackson and Charlotte V. Brown, *History of the North Carolina Chapter of the American Institute of Architects, 1913-1998* (1998)
- *Manufacturers' Record*, Sept. 17, 1887; June 6, 1891; June 27, 1891; July 18, 1891; July 25, 1891; Aug. 15, 1891; Dec. 19, 1891; Aug. 12, 1892; Aug. 26, 1892; Dec. 9, 1892; Jan. 17, 1896
- Michelle Ann Michael, “The Rise of the Regional Architect in North Carolina as Seen Through the Manufacturers’ Record, 1890-1910,” M.H.P. thesis, University of Georgia (1994).
- North Carolina Chapter Collections, American Institute of Architects Archives, Washington, D.C.
- William Reaves Files, New Hanover County Public Library, Wilmington, North Carolina.
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- Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (1970).

### Architectural description of the structure

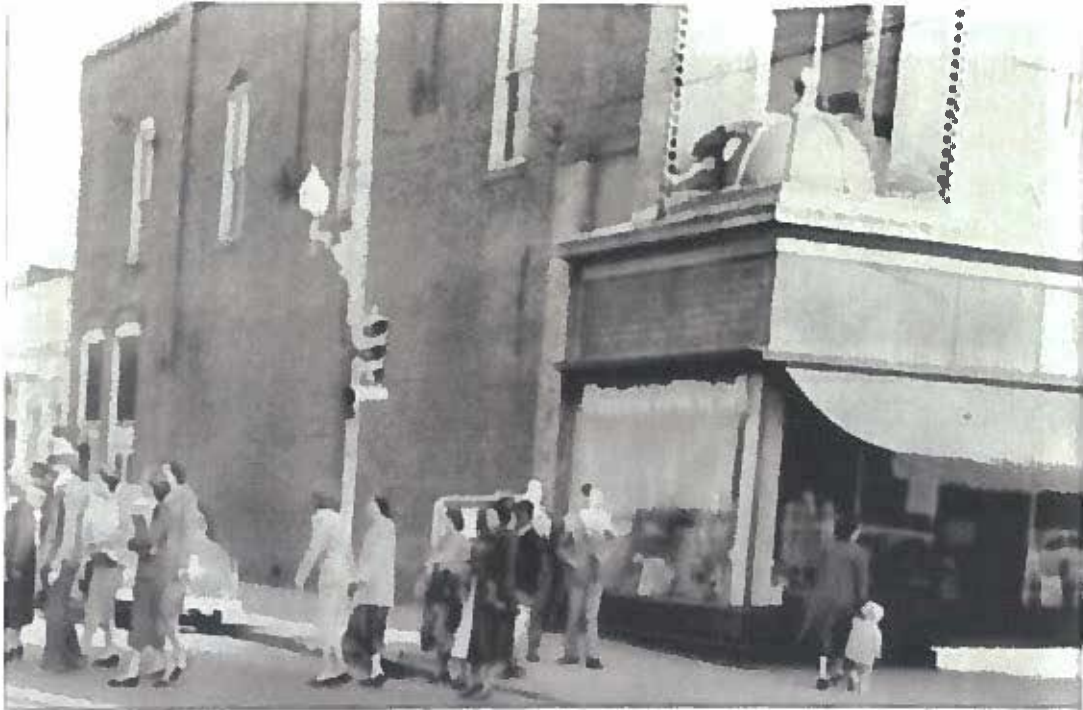
According to National Register of Historic Places—Greenville Historic District Survey: 401 South Evans Street—Frank Wilson Store contributing c. 1900/1960. Survey executed by Ellen Turco and April Montgomery, of CIRCA, Inc. on Dec. 17, 2002:

“Two-story, four-bay brick commercial building. The original storefront has been removed and the corner entrance reconfigured to the central bay of the replacement storefront. A flat-roofed awning shelters the storefront. The second story retains arched window openings—although infilled with brick. Above the window openings are a corbelled brick course, topped by honeycomb brick panels and surmounted by a metal dentil cornice. Sanborn Maps show a corner-entrance commercial building on this site since 1900. City Directories list 401 South Evans Street as the site of Frank Wilson’s Men’s Clothing from 1916-1951.”

[The building was clearly built in 1899 from the records and the statement about the corner entrance reconfigured to the central bay of the replacement storefront appears to be in error. It appears from the only early documentary photograph that there was never a corner pent entrance.]



This is the earliest known photograph of the Frank Wilson Store that appeared in the *Eastern Reflector*, Greenville, NC in July 1907.



This photograph of the Frank Wilson Store, taken ca. 1951, shows the front entrance added by Frank Wilson in 1917. He may have added the crown in the corner pent in the 1920's.



This photograph of the Frank Wilson Store, taken ca. 1968, shows cut back below the front entrance overhang leaving a column and advertising used on the front of the overhang.

# Harmony House South



**The most exciting music house in  
the South!**

In 1968, "Three Sisters" moved out of the Frank Wilson building. About 1970, Harmony House South, an audio center, began renting the Wilson Store building and remained there until about 1981. This photograph shows a completely new metal overhang installed probably when Harmony House began renting it. The H. H. S. logo appears to be on a fabric hanging down from the edge of the metal overhang. Notice the windows are not bricked up.





**These photographs from 2017 show the forlorn state of the Frank Wilson Building. The windows were bricked in sometime after Harmony House South moved out of the building about 1981.**





**These photographs show the finished Frank Wilson Store building in 2019.  
See DropBox for more images**



## **Bibliography and Footnotes:**

*Carolina Home & Farm and Eastern Reflector* (Greenville, N.C.)

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Cotter, Michael, ed., *The Architectural Heritage of Greenville, North Carolina, Greenville, N.C.*: The Greenville Area Preservation Association, 1988.

*Daily Reflector* (Greenville, N.C.)

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Sanborn Map Company Maps, Greenville, N.C.: 1900, 1905, 1911, 1916, 1923, 1929



Google Maps 401 State Rd 1702

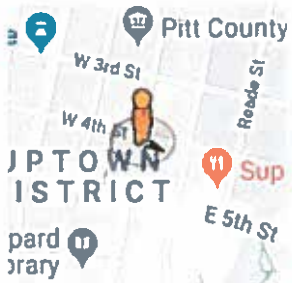


Image capture: May 2019 © 2019 Google

Greenville, North Carolina



Street View - May 2019



FRANK WILSON STORE  
MAY 2019



NORTH



FOURTH STREET

EVANS STREET

FRANK WILSON STORE

IDENTIFICATION INFORMATION

ID 0085107 TWSP 40 CORP C VCS 0004034  
M FIRE DIST 55 SUBMARKET  
SP DST 1 55 2 3 REVAL YEAR 2016  
HIST 1 2 3

OWNER OF RECORD AND PROPERTY INFORMATION

NAME KHOURY, ANTOINETE ELIAS and KHOURY, JARMA SMITH  
LOC 100 B EVANS ST  
DES 401 EVANS STREET UNB BMCN3 -185  
PIN 4688 31 7604  
DB 003747 PG 00250 DATE 12/28/2018  
STAMP 1000

BILLING CLASS INDIVIDUAL PROP ACREAGE BLDG PROPERTY NAME STATUS ACTIVE

YEAR FOR 2020  
HISTORICAL RECORD SNAPSHOT DATE 12/31/9999

CD	001
USE COND/TWN/DUP SFR	001
GR B*	2
FP 2,325 WR 10.97	2
PER 212.00 BR 63.00	3
ADDED TOT. 20.14	
NOTES/MARRATIVES	



MEASUREMENTS

UNIT TYPE O V BASE PRICE E R YR BLT DEPR (%) MKT ADJ (1%) ACGR (%) COM ASSD. TOTAL

R STH 3 2 1 M L CD OFF FP (SF) GV SR (ADJ) YR %CP SCH VAL

ST	SZ	EQ	DESCRIPTION	FOOTPRINT (SF)	ATTIC FIN (SF)	BASEMENT FIN (SF)	UNFIN INT (SF)	SR ADJ (\$)	% CMP	SCHEDULED VALUE
1			NONE/1S/FACE	2,325	0	0	0	83.14	100	199,301
			BRK/SP...							

MAIN BUILDING INFORMATION AND SPLIT VECTOR		ADDED		PHOTO	
COND/TWN/DUP	X				
SFR 1STY					
NONE					
1.0 STY					
SPRDFOOT					
FACE BRK					
CUSTOM					
GRADE B*					
DEPREC A 99%					
MKT ADJ					
ACGR MKT ADJ					
ACGR % 99					
FA DUC					
CENT					
2F 1H					

INCORPORATE VALUE		MARKET ASSESSED VALUE	
LAND	21,780		
BUILDING	210,504		
OUTLDS			
TOTAL	232,284		

ADJUSTMENTS

CATEGORY	COND/TW/N/DU	VALUE(\$)	01 - SFR	02 - MANUFHM	04 - COND/TWIN	10 - COMM	50 - RURALHMS	OTHER				
BUILDING USE	COND/TW/N/DU	2325										
STY HEIGHT	1STY	0	1	1.5	1.75	2	2.5	OTHER				
ATTIC FINISH	NONE	0	PF - FULL	PF - PART	%	FU - FULL UNFIN	FU - PART UNFIN	NONE				
DSN & STL	1.0 STY		DURLES	THRSE	CONV	RANCH	OTHER					
FOUNDATION	SPRDFOOT	0	PRKG COV	PRKG UNCOV	%	CONFTOOT	SPRDFOOT	PIERS				
BSMT FIN			PF - FULL	PF - PART	%	UF - UNFIN						
EXT. WALLS	FACE BRK	5,134	WD-ON-SH	ALVWILL	CONC BLK	SIDING A	FACE BRK					
RF/FR SYST	GABLE		HIP	IR/CATH	WD TRUSS	STEEL FR						
INT FIN	CUSTOM	9,442	MINIMUM	WD WALL	PLASTER	PLYWOOD						
MEZ FIN	DRYWALL		MPE - FULL FIN	MPE - PART FIN								
HEATING	FA DUC	0	NONE	BSEBD	FA NOT D	FA DUC	HEAT P					
AIR COND	CENT	3,115	NONE	WALL - U	CENT	PKROOF	GRILL - W					
BATHS	2F 1H	2,43	AC BATHS	F	H							
FIREPLACES		0	EXTRA FIXTURES		NONE							
BULT INS			Type 1	Type 2								
			SPRINK	P - ELEV		F - ELEV						
			ESCT1	ESCT2		ESCT3						
TOTAL ADD/DEDUCTS		20,114										
LAND CLASS COM		20,114										
ASSESSED ACREAGE												
PJ ZONING	LL TYP	L DESC	L UNITS	OV	RATE (\$)	UV RATE(\$)	L COND 1	L COND 2	L COND 3	INF L 1	INF L 2	INF L 3
GV	CD	CA	2178.00		10.00							
TOTAL ADD/DEDUCTS		20,114										
LAND CLASS COM		20,114										
ASSESSED ACREAGE												
SPECIAL PROPERTY FLAG												
LAND DIMS												
LAND VAL(\$)		21,780										

ADJUSTED VALUE TOTALS:	DISABLED VETERANS EXCLUSION	EXEMPT	HISTORICAL DEFERRAL	TAX RELIEF	USE VALUE DEFERRED	TOTAL LAND VALUE	TOTAL ADJUSTMENT VALUE	TOTAL
0	0	0	0	0	0	21,780	0	21,780

ID	0085107	CD	001	001	3	0F	3
GRADE	B * (11046)	SCHEDULE VALUE	193,301	REPL VALUE	212,631	ACR %	99
DEPREC	A 99%	APPROX VALUE	210,504	UTILITIES	A E S W G	# OF RECYCLE UNITS	1
ACR MFT ADJ				REMOD YR	2018	TOT LV AREA (SQ)	2325
TR BRT	2018	# OF UNITS	1	REMODEL DESC		# OF BEDS	
REMOD YR	2018	UTILITIES	A E S W G	CDGSU		# OF BEDS	1
REMODEL DESC							
LISTED BY	RTUGWELL	DATE	1/14/2019	ISSUED	01/14/2019	FINALIZED DT	
REVIEWED BY	RTUGWELL	DATE	12:00:00 AM	CONST TYPE	STORY BATHS	MOBL HOME DIX	
GR #		CONST COST		YEAR FOR			
TOT/INTD SQFT		PROP USE/DOB DESC		CONTROL INFORMATION		CONTACTED?	NO
APPROX %		DATE/STATUS	12/28/2018	SIDQU		YES	NO
SALE PRICE	500,000	DATE/STATUS	01/14/2019	OPID		WHIO?	NO
LAND SALE		DATE/STATUS					
TRANS DATE	01/14/2019	OPID					

USE APPRAISED VALUE	MFT APPRAISED VALUE	ITEM	MFT ASSESSED VALUE
210,504	21,780	LAND	21,780
210,504	210,504	BLDG	210,504
		OUTBLDG	
		TOTAL	232,284

IDENTIFICATION INFORMATION		OWNER OF RECORD AND PROPERTY INFORMATION	
ID	0038900	TWSP	40 CORP C
M	FIRE DIST 55	SUBMARKET	VCS 0004034
SP DST	1 55 2	3 REVAL YEAR	2016
HIST	1 2	3	
LAND CLASS COM 0		A ACREAGE BLDG PROPERTY NAME	
INDIVIDUAL PROP		STATUS ACTIVE	
GLOBE PHARMACY		GLOBE PHARMACY	
NAME	M & S PROPERTIES	LOC	401 A EVANS ST
DES	401 EVANS STREET	DB	003529
DB	003529	PG	00735
DATE	02/28/2017	DATE	02/28/2017
STAMP	0	STAMP	0
YEAR FOR	2020	HISTORICAL RECORD	
SNAPSHOT DATE		12/31/9999	
USE OF CONDO	B *	GR	2,325
WR	10.97	PER	212.00
BR	86.00	ADDED TOT.	19.05
CD	001	CD	001
PG	2	PG	2
OF	3	OF	3
PROD DATE	10/30/2015	NOTES/NARRATIVES	



ST	SZ	EQ	DESCRIPTION	FOOTPRINT (SF)	ATTIC FIN (SF)	BASEMENT FIN (SF)	UNFIN INT (SF)	SR ADJ (\$)	% CNP	SCHEDULED VALUE
1			NONE/1S/FACE	2,325	0	0	0	105.05	100	244,241
BRK/SP										

MAIN BUILDING INFORMATION AND SECTION VECTORS										
ADDED	OF-CONDO	1STY	X							
		NONE								
		1.0 STY								
		SPRDFOOT								
FACE BRK										
Wd Truss										
DRYWALL										
GRADE B *										
DEPREC A 96%										
ACCR HKT ADJ										
ACCR HKT ADJ										
ACCR % 96										
TOTAL LIVING AREA (SF) 2,325										
SALE RATIO 0 (P)										
INCOMPLETE BUILDING										
% COMPLETE										
MARKET ASSESSED VALUE										
LAND	17,420									
BUILDING	257,919									
OUTBLDG										
TOTAL	275,339									

MEASUREMENTS	UNIT	TYPE	BASE PRICE	DEPR	HKT ADJ	ACCR	TOTAL
U	QUAN	V	R	YR	1(%)	2(%)	COM ASSD.
			F				

ADDITION INFORMATION AND SECTION VECTORS														
R	STH	3	2	1	M	L	CO	OFF	FP (SF)	OV	SR (ADJ)	YR	%CP	SCH VAL



ADDITIONAL DETAILS

CATEGORY	VALUE(\$)	2325
BUILDING USE	01 - SFR	02 - MANUFRM
STY HEIGHT	1.5	1.75
ATTIC FINISH	NONE	PF - PART
DSN B STL	1.0 STY	DUPLEX TRHSE CONV RANCH OTHER
FOUNDATION	SPRDFOOT	PRKG COV PF - PART
BSMT FIN	PF - FULL	PF - PART
EXT. WALLS	FACE BRK	ALYWHIL
REFUR SYST	WD TRUSS	GABLE
INT FIN	DRYWALL	MINIMUM
MEZ FIN	DRYWALL	DRYWALL
HEATING	FA DUC	0 NONE
AIR COND	CENT	5.42 NONE
BATHS	EF 6	4.65 AC BATHS
FIREPLACES	0	EXTRA FIXTURES
BUILT INS	0	ESCT1

LAND CLASS	COM	19.05
ASSESSED ACREAGE	CA	1742.00
PJ ZONING	LL TYP	LOESC
GV CD	L UNITS	OV
	CA	1742.00
	CA	10.00

LAND CLASS	COM	19.05
ASSESSED ACREAGE	CA	1742.00
PJ ZONING	LL TYP	LOESC
GV CD	L UNITS	OV
	CA	1742.00
	CA	10.00

ADJUSTED VALUE TOTALS:	EXEMPT	HISTORICAL DEFERRAL	TAX RELIEF	USE VALUE DEFERRED	0
DISABLED VETERANS EXCLUSION	PREVIOUS REVALUATION	RATIO	01/14/2019/RTUGWELL/BUILDING UNDER CONSTRUCTION @ 50 % FOR 2019/2019		

YEAR	VALUE(\$)	RATIO
LAND		
BLDG		
OUTBLDG		
TOTAL	0	

ID 00389900

GRADE	B * (110%)	SCHEDULE VALUE	244,241
DEREC	A 96%	REPL VALUE	268,665
ACR MKT ADJ		ACR %	96
ACR MKT ADJ		APPRaised VALUE	257,919
YR BRT	1915	UTILITIES	A E S W G
EF YR	2010	# OF UNITS	1
REMO YR		TOT LIV AREA (SF)	2325
REMODEL DESC		# OF RECYCLE UNITS	
		# OF BEBS	

LISTED BY	RTUGWELL	DATE	1/14/2019
REVIEWED BY	RTUGWELL	DATE	12:00:00 AM
BP #		ISSUED	10/23/2019
CONST COST		CONST TYPE	FRANULZED BT
TOT/AMB SQFT		STORY BATHS	
PRCP USE/DOB DESC		MOBIL HOME DM	
APPRAISED %		YEAR FOR	

SALE PRICE	DATE/STATUS	CONTACTED?	NO
LAND SALE	DATE/STATUS	YES	NO
TRANS DATE	OPID	NO ATT	WHO?

USE APPRAISED VALUE	MKT APPRAISED VALUE	ITEM	MKT ASSESSED VALUE
257,919	17,420	LAND	17,420
257,919	257,919	BLDG	257,919
		OUTBLDG	
TOTAL	275,339	TOTAL	275,339

TOTAL LAND VALUE	17,420
TOTAL ADJUSTMENT VALUE	0
TOTAL	17,420



FOURTH

EVANS

CITY  
GREEN  
MOSELY  
PARKING  
MB 77

0038900  
Unit "A"  
(Lower)

Unit "B"  
(Upper)

(28)

01781

24001

01483

16538

25682

23572

23

DESIGNATION BOUNDARY MAP



**NOTES:**

- 1) THE DESIGNATION NOTED OVER WATER MAINS AND ELECTRICAL LINES ARE MEANT TO BE FOR THE PURPOSE OF ESTABLISHING THE RIGHTS OF WAY OF SAID UTILITY. THE EXISTENCE OF SUCH UTILITIES IS NOT GUARANTEED AND THE FUTURE INSTALLATION OF WATER MAINS, ELECTRICAL MAINS AND ELECTRICAL LINES WITHIN THOSE DESIGNATED NOTES.
- 2) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS PER FEMA PANEL NUMBER 270181-688 K, DATED JULY 7, 2014.
- 3) NO BUILDING, STRUCTURES OR OTHER ENCLOSURES ARE TO BE CONSTRUCTED OR ACCESSORY STRUCTURES AND ADDITIONS OR APPOINTMENTS THEREON, SIGNAGE, FENCES, LIGHTS, LANTERNS, EQUIPMENT CANOPIES, SHEDS, OR ANY OTHER OBJECTS ARE TO BE PLACED ON THIS PROPERTY. THE PROPOSED DEVELOPMENT, INCLUDING SIGNAGE, FENCES, LIGHTS, LANTERNS, EQUIPMENT CANOPIES, SHEDS, OR ANY OTHER OBJECTS SHALL BE CONSTRUCTED WITHIN THE BOUNDARIES DESIGNATED BY THIS MAP WITHOUT ANY INTERFERENCE WITH THE RIGHTS OF THE CITY OF GREENVILLE.
- 4) ALL DISTANCES ARE HORIZONTAL UNLESS NOTED OTHERWISE.

**LEGEND**

- AD - ADULT USE ZONING
- CD - COMMERCIAL DISTRICT
- DD - DISTRICT D
- FD - FUTURE DEVELOPMENT
- IS - INDUSTRIAL COMMERCIAL

SHEET 1 OF 4

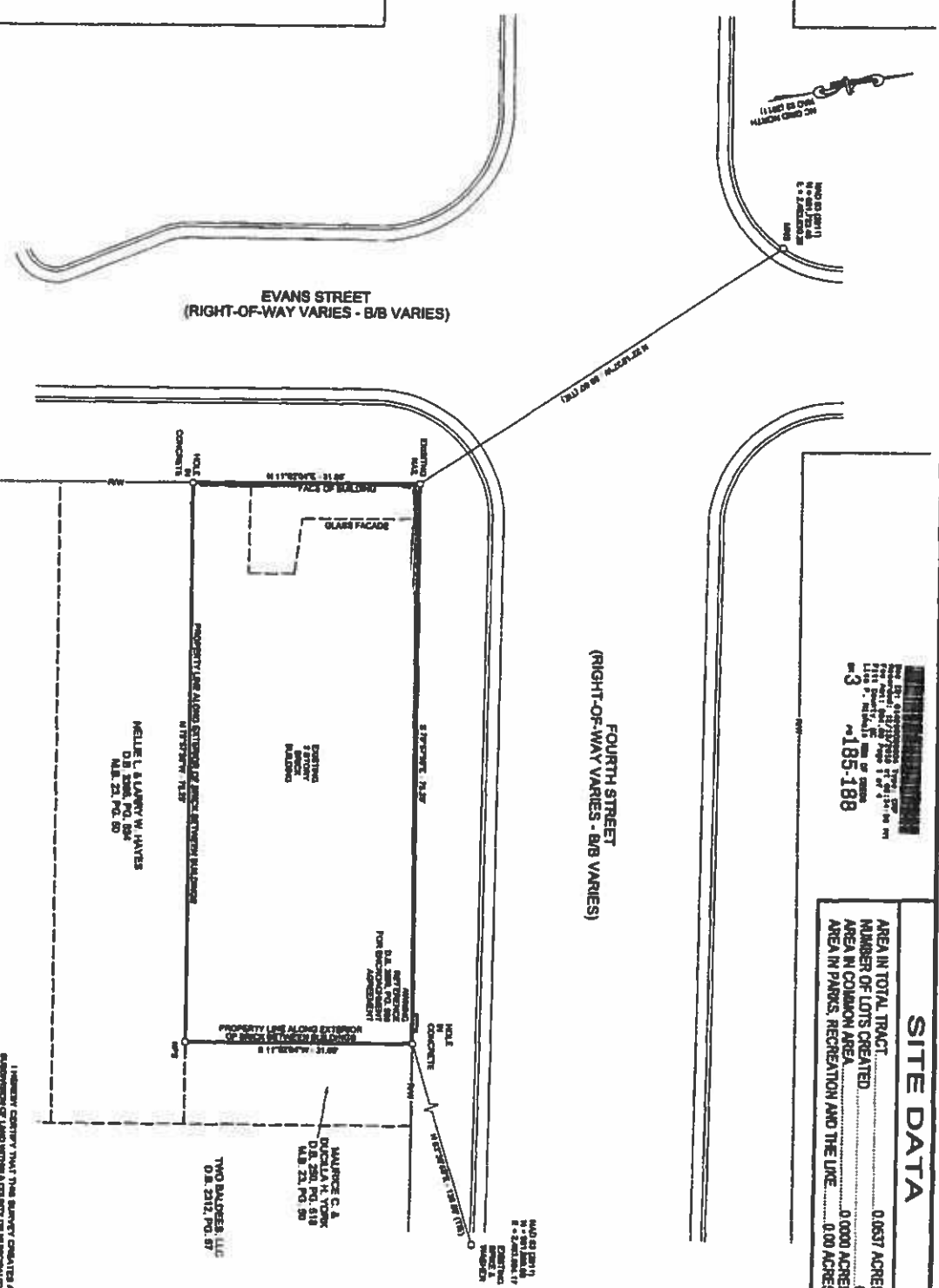
**CONDOMINIUM PLAT**  
401 EVANS STREET  
GREENVILLE, NORTH CAROLINA  
PITT COUNTY

OWNER: **MOYTS-COPEL, LLC**  
ADDRESS: P.O. BOX 1724  
GREENVILLE, NC 27838  
PHONE: (252) 537-8200

**MALPASS & ASSOCIATES**  
1646 E. WASHINGTON BLVD., SUITE D  
GREENVILLE, N.C. 27608  
(252) 798-1180

**SITE DATA**

AREA IN TOTAL TRACT	0.0637 ACRES
NUMBER OF LOTS CREATED	0
AREA IN COMMON AREA	0.0000 ACRES
AREA IN PARKS, RECREATION AND THE LIKE	0.0000 ACRES



**SOURCE OF TITLE**

This is to certify that the plat herein was prepared from a duly recorded deed in the office of the Register of Deeds for the County of North Carolina in Book 1578, Page 101.

*[Signature]*  
2/15/18

**OWNER'S STATEMENT**

This is to certify that the subdivision is made in accordance with the provisions of the Subdivision Control Act of North Carolina.

*[Signature]*  
2/15/18

**APPROVAL**

*[Signature]*  
2/15/18

**DEDICATION**

The landowner hereby dedicates the land herein to the public use and benefit of the City of Greensville, North Carolina.

*[Signature]*  
2/15/18

**DEED RECORD**

*[Signature]*  
2/15/18

**PROJECT NO:** P-1132, DRAWING NO. P132-CONDO-01

**SCALE:** 1" = 40'

**DATE:** 2/15/18

**BY:** *[Signature]*

**CHECKED BY:** *[Signature]*

**DATE:** 2/15/18



**DEED RECORD**

*[Signature]*  
2/15/18

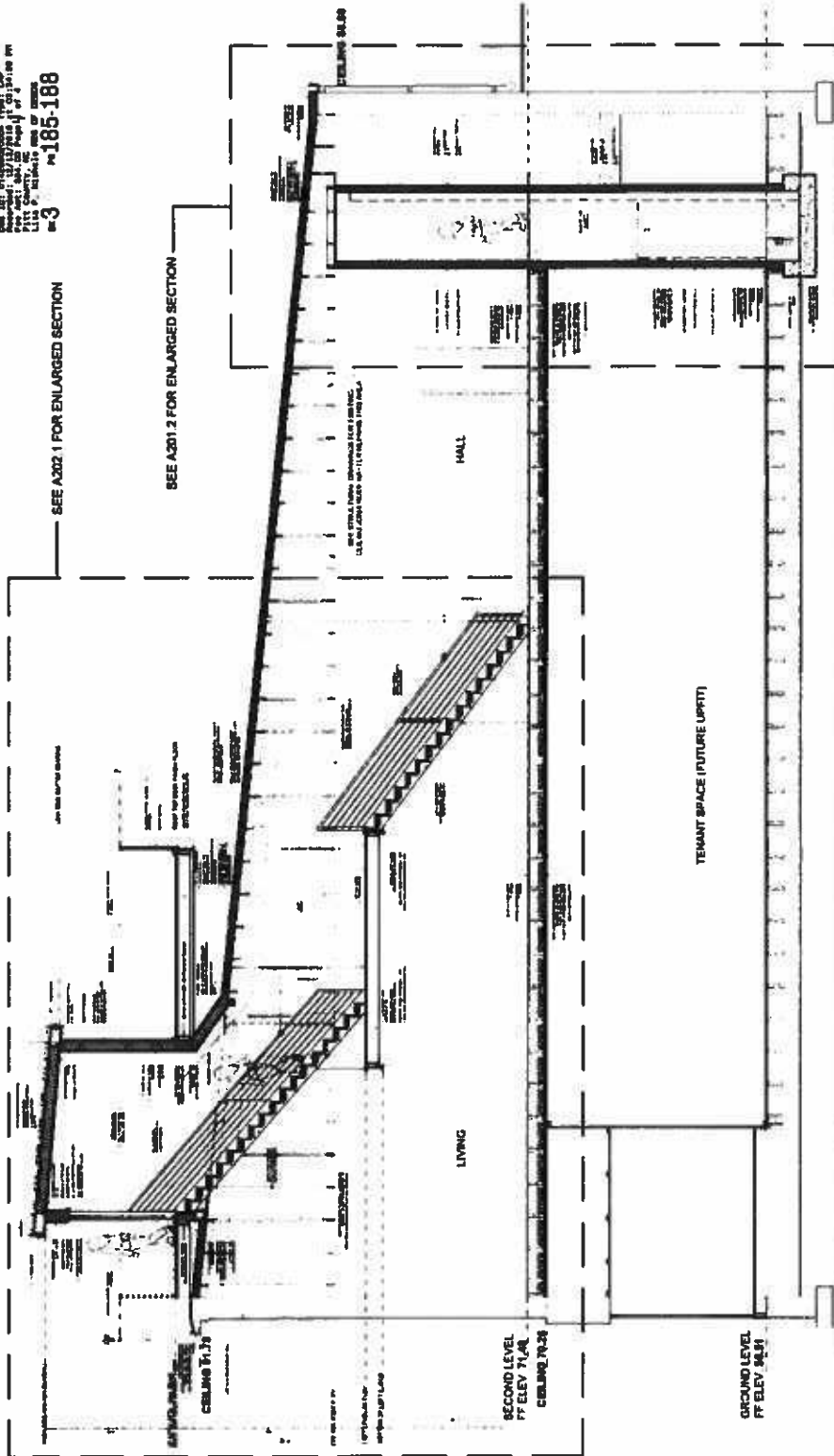


THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

185-188

SEE A202.1 FOR ENLARGED SECTION

SEE A201.2 FOR ENLARGED SECTION



BUILDING SECTION  
SCALE: 3/16" = 1'

SECTION VIEW



NORTH CAROLINA COUNTY NOTARY PUBLIC  
ROBERT C. WILLIAMS  
No. 2287  
A.D. 2018

ROBERT C. WILLIAMS, ARCHITECT, BEING DULY SWORN, DEPOSED AND SAYS THAT HE IS AN ARCHITECT REGISTERED AS SUCH UNDER NORTH CAROLINA LAWS, THAT HE CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DRAWING IS AN ACCURATE REPRESENTATION OF THE WORK SHOWN THEREON, AND THAT HE HAS NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD OR DECEIT IN THE CITY OF GREENVILLE, NORTH CAROLINA, AND THAT HE IS CURRENTLY LICENSED AND IN GOOD STANDING WITH THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF NORTH CAROLINA.

DAY OF November A.D. 2018  
ROBERT C. WILLIAMS

SHEET 4 OF 4

CONDOMINIUM PLAT 401 EVANS STREET GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA <small>REGISTERED WITH THE PITT COUNTY REGISTRY</small>		SURVEYED CEP DRAWN WCD CHECKED CEP	APPROVED CEP DATE SCALE
OWNER: MOTE-CORP, LLC ADDRESS: P.O. BOX 1704 GREENVILLE, NC 27635 PHONE: (252) 347-4880		MALPASS & ASSOCIATES ARCHITECTS 1845 E. GREENVILLE AVENUE GREENVILLE, N.C. 27160 (252) 786-1770	

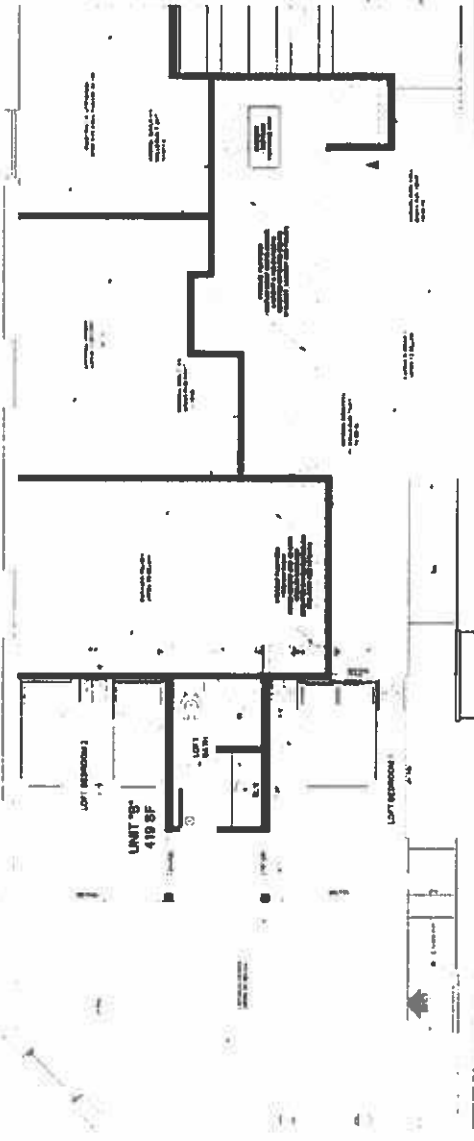


UNIT 185-188  
 UNIT 185-188  
 UNIT 185-188  
 UNIT 185-188

UNIT 185 ROOF DECK

ROOF PLAN 102.2  
SCALE: 1/4" = 1'-0"

UNIT 185 ROOF DECK  
 UNIT 185 ROOF DECK  
 UNIT 185 ROOF DECK  
 UNIT 185 ROOF DECK



LOFT FLOOR PLAN 102.1  
SCALE: 1/4" = 1'-0"



NORTH CAROLINA REGISTERED PROFESSIONAL ARCHITECT  
 ARCHITECT: [Signature]  
 REGISTERED ARCHITECT: [Signature]  
 REGISTERED ARCHITECT: [Signature]

THE STATE OF NORTH CAROLINA  
 REGISTERED ARCHITECT  
 REGISTERED ARCHITECT  
 REGISTERED ARCHITECT

I, [Name], being duly sworn, depose and say that I am a Licensed Architect registered in the State of North Carolina and that the drawings shown to me by the client are the work of the client and not the work of any other person or firm. I further certify that the drawings depict the building location and unit identification.

DAY OF [Month], A.D. 2012  
 [Signature]  
 [Name]

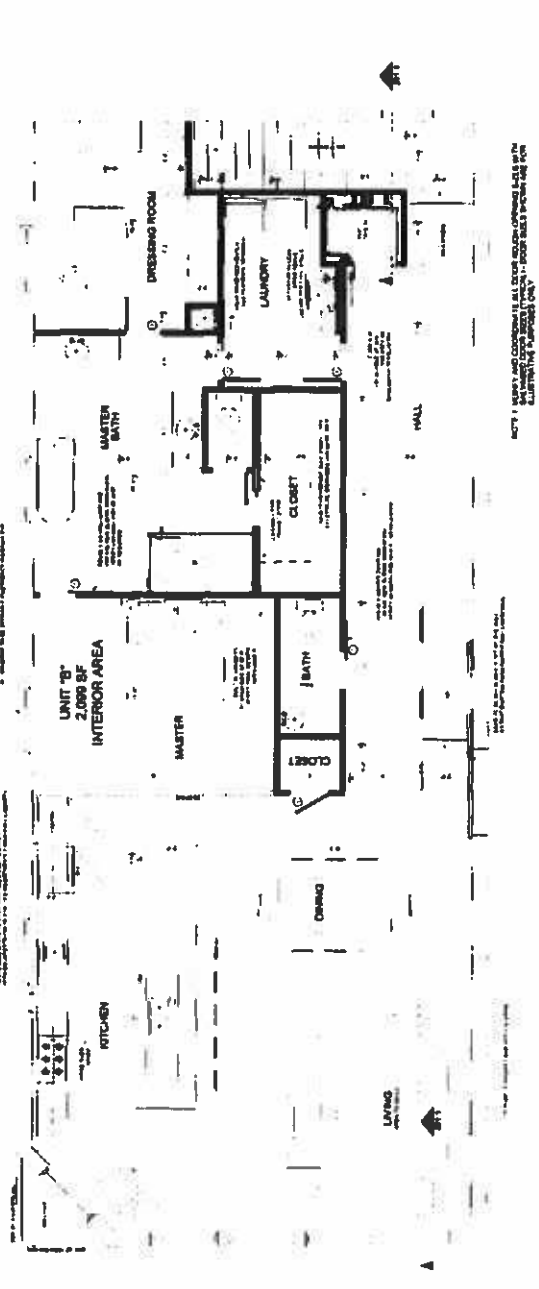
SHEET 3 OF 4

CONDOMINIUM PLAT  
 401 EVANS STREET  
 GREENVILLE, NORTH CAROLINA  
 OWNER: MOTE-CORP, LLC  
 P.O. BOX 1774  
 GREENVILLE, NC 27633  
 PHONE: (252) 347-9885

OWNER	MOTE-CORP, LLC	DATE	11/10/12
ARCHITECT	JMALPASS & ASSOCIATES	SCALE	1/4" = 1'-0"
REGISTERED ARCHITECT	[Signature]	NO. OF SHEETS	4
REGISTERED ARCHITECT	[Signature]	NO. OF SHEETS	4
REGISTERED ARCHITECT	[Signature]	NO. OF SHEETS	4

PROJECT NO. 12-1000 DRAWING NO. 12B0200000000

NOV 2015 08:00:00  
 PLOT 3  
 185-188



UNIT 'B' MASTER AND CLOSET ARE ALL CLOSE TO UNITS 101.1 AND 101.2  
 UNITS 101.1 AND 101.2 ARE NOT TO BE USED FOR UNIT 'B' UNLESS OTHERWISE NOTED

SECOND FLOOR PLAN 101.2  
 SCALE: 1/8" = 1'-0"



UNIT 'A'  
 FIRST FLOOR  
 INTERIOR AREA  
 1,788 SF

FIRST FLOOR PLAN 101.1  
 SCALE: 1/8" = 1'-0"



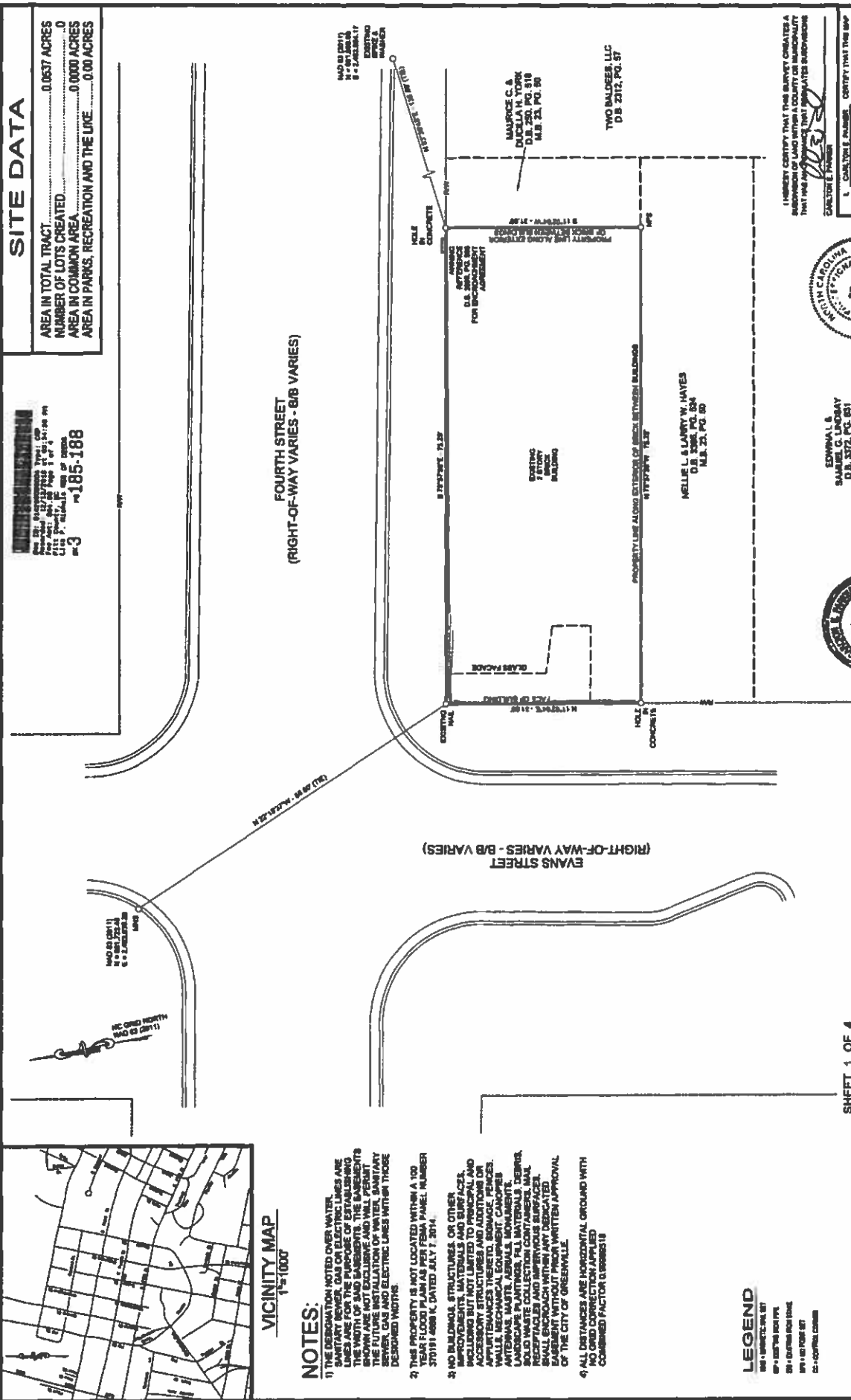
NORTH CAROLINA  
 STATE OF NORTH CAROLINA  
 COUNTY OF GREENE  
 I, Malpass & Associates, a  
 licensed architect, personally approved  
 the construction of the above  
 described building and certify that the  
 building is in accordance with the  
 specifications of the accompanying  
 drawings and of all stamps on file.  
 This is true to the best of my knowledge  
 and belief.  
 Date: 11/12/15  
 BY: [Signature]  
 ARCHITECT

I, Malpass & Associates, being duly sworn,  
 do hereby certify that the above  
 described building is a licensed  
 architect, registered as required under North  
 Carolina law, and that the architect  
 is an accurate and reliable representation of  
 the building as shown on the drawings  
 and is true to the best of my knowledge  
 and belief.  
 Date: 11/12/15  
 BY: [Signature]  
 ARCHITECT

SHEET 2 OF 4

CONDOMINIUM PLAT 401 EVANS STREET GREENVILLE, NORTH CAROLINA			
OWNER:	MOVE-CORP LLC	APPROVED CDP	DATE
ADDRESS:	P.O. BOX 1724 GREENVILLE, NC 27608	DRAWN BY	11/12/15
PHONE:	(252) 755-1788	CHECKED CDP	SCALE
		APPROVED CDP	DATE
		DRAWN BY	SCALE
MALPASS & ASSOCIATES ARCHITECTS 1646 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27608 (252) 755-1788			
PROJECT NO. <u>11-1222</u> DRAWING NO. <u>1122CONDO.DWG</u>			

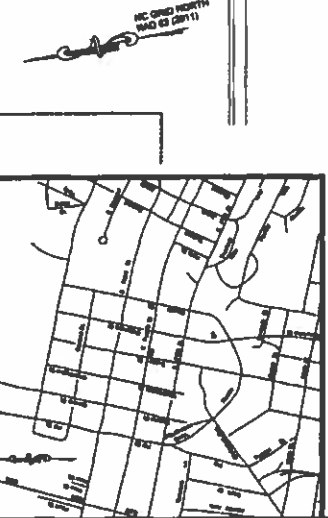
# DESIGNATION BOUNDARY MAP



**SITE DATA**

AREA IN TOTAL TRACT	0.0637 ACRES
NUMBER OF LOTS CREATED	0
AREA IN COMMON AREA	0.0000 ACRES
AREA IN PARKS, RECREATION AND THE LIKE	0.0000 ACRES

See Plat, Registration Title, CD  
 Plat No. 185-188  
 Date of Plat: 11/14/18  
 City of Greensboro, NC  
 P.O. Box 26170  
 Greensboro, NC 27402  
 Phone: 336-333-1888



- NOTES:**
- 1) THE DESIGNATION OF LOTS, COMMON AREAS, EASEMENTS, AND BOUNDARIES ARE SHOWN FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENTS. THE BOUNDARIES SHOWN ARE NOT EXCLUSIVE AND SHALL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY, SEWER, GAS, AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
  - 2) THIS PROPERTY IS NOT LOCATED WITHIN A 100 FOOT FLOOD PLAIN AS SHOWN ON FEMA PANEL NUMBER 37011 02B 1 C, DATED JULY 1, 2014.
  - 3) NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, SHALL BE CONSTRUCTED OR PLACED ON ACCESSORY STRUCTURES AND ADDITIONS OR APARTMENTS, TERRACES, SCREENS, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MAINT. SHEDS, MONUMENTS, SIGNAGE, OR OTHER STRUCTURES, OR SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENSBORO.
  - 4) ALL DISTANCES ARE HORIZONTAL GROUND WITH NO ORRD CORRECTION APPLIED. COMBINED FACTOR 0.9998518

**LEGEND**

- 1" = 100' (PLAT)
- 1" = 100' (PLAT)
- 1" = 100' (PLAT)
- 1" = 100' (PLAT)
- 1" = 100' (PLAT)

**SHEET 1 OF 4**

**CONDOMINIUM PLAT**  
 401 EVANS STREET  
 GREENSBORO, NORTH CAROLINA

**OWNER:** MOTE-CORP. LLC  
 P.O. BOX 1704  
 GREENSBORO, NC 27402  
 PHONE: (336) 341-0000

**PREPARED BY:** MALPASS & ASSOCIATES  
 1045E ALBEMARLE BLVD., SUITE 200  
 GREENSBORO, NC 27402  
 (336) 735-1100

APPROVED CEP	DATE	SCALE
		1" = 10'



**SOURCE OF TITLE**  
 THIS IS TO CERTIFY THAT THE LATEST INSTRUMENTS RECORDED IN THE PITTS COUNTY REGISTRY AS PROPERTY AT GREENSBORO, NORTH CAROLINA IS

DEED BOOK 203 PAGE 511  
 DEED BOOK 203 PAGE 511

DATE OF INSTRUMENT: 11/14/18  
 BY: MOTE-CORP. LLC

**APPROVAL**  
 THIS FINAL PLAT NUMBER 185-188 WAS APPROVED BY THE BOARD OF CITY ENGINEERS IN ACCORDANCE WITH TITLE 8, CHAPTER 2 OF THE GREENSBORO CITY CODE ON THE 11/14/18 DAY OF NOVEMBER, 2018.

BY: [Signature]  
 CITY ENGINEER

**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND INTENDS TO BE THE FREE ACT AND APPROVAL OF THE BOARD OF CITY ENGINEERS AND MEMBERS THEREOF. ALL AREAS ARE SHOWN ON AS INDICATED BY THIS PLAT.

BY: [Signature]  
 CITY ENGINEER

I HEREBY CERTIFY THAT THIS SURVEY CREATES A DIVISION OF LAND WITHIN A COUNTY OR JURISDICTION THAT THE APPLICANT HAS OBTAINED SUBDIVISION CERTIFICATE NUMBER 2018-00188.

1. CALCULATE NUMBER. CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION. THAT THE BALD OF PROGRAM AS CALCULATED IS SHOWN AS INDICATED PLATTED FROM INFORMATION AS SHOWN ON PLAT. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 8-24-20 OF THE GREENSBORO CITY CODE, SUBTITLE, LOCAL ORDINANCE NO. 194, THE

2018-00188  
 CARLOS E. PARRIS  
 11/14/18



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

January 15, 2020

Domini Cunningham  
Greenville Historic Preservation Commission  
P.O. Box 7207  
Greenville, NC 27835-7207

RE: Proposed Designation of **Frank Wilson Store, Greenville, Pitt County.**

Dear Mr. Cunningham:

Thank you for submitting the report for **Frank Wilson Store, Greenville, Pitt County.** We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.6.

When constructed in 1899, the Frank Wilson Store building, located at 401 South Evans Street, was one of the most fashionable, late Victorian-era commercial buildings in Greenville. Designed by architect Hill Carter Linthicum of Henderson, the building illustrated an up-to-date style favored by many commercial retailers in Greenville and throughout eastern North Carolina. The building's first floor entrance elevation was subsequently altered by owner Frank Wilson c. 1917 and later interior alterations based on changing tenants in the building, completely changed the original design by Linthicum. The building's ground-floor façade was changed again during the mid-20<sup>th</sup> century—a change that remained in place until a 2019 renovation.

The most current renovation to the building's exterior has substantially changed both the original and subsequent altered character of the building by introducing a new store front and roof top terrace that obscure the historic nature of the building's design. The modern, "streamline" appearance is counter to the surviving original elements of the upper façade including the compass-headed windows, stepped-brick arcade and rusticated panels all associated with the Romanesque Revival influence. As a result of these alterations and the highly visible roof top terrace features, the building no longer illustrates the work of regionally-prominent architect Hill Carter Linthicum.

We have shared recommendations with staff for a few updates to the report. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Frank Wilson Store possesses the requisite special local significance and integrity for local historic landmark designation.



Landmark designation means the community recognizes properties within the historic district are worthy of preservation because of their special significance to the local community. Any substantial changes in design, materials, and appearance to these properties is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Greenville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of Frank Wilson Store, Greenville, Pitt County. Please contact me at 919-814-6583 should you have any questions about our comments.

Sincerely,



Ramona M. Bartos, Deputy  
State Historic Preservation Officer

CC: Commission Chair

Enclosure



City of Greenville,  
North Carolina

Meeting Date: 3/12/2020  
Time: 6:00 PM

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**Title of Item:** Presentation on Census 2020 activities

**Explanation:** Planning and Development Services Department staff will provide a presentation on Census 2020 activities.

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

**Recommendation:** Hear presentation from Planning and Development Services Department staff

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