

City Council Meeting

September 10, 2020



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Item 3

Contract award for the FY 2021
Stormwater On-Call Pipe Repair
Project



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Typical Condition



Greenville
NORTH CAROLINA

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Typical Condition



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Identification of Projects

- Watershed Master Plan
- Street Resurfacing
- On-going inspections by Asset Management

Current Repair Priorities

- Forbes St. from 8th Street to 9th Street
- 111 E. 9th Street
- Howell Street at Greene Street
- Howell Street at Skinner Street
- Green Springs Road
- South Eastern Street
- South Wright Road at Jefferson Drive
- Manhattan Avenue at Chestnut Street

Recommendation

Award a construction contract for the FY 2021 Stormwater Pipe Repair Project to NC Earthworks, Inc. of Greenville, NC in the amount of \$695,894.78 and a 15% contingency of \$104,385.00, for a total of \$800,279.78.



Item 7

Ordinance to annex the
Blackwelder Properties, LLC
property involving 3.879 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

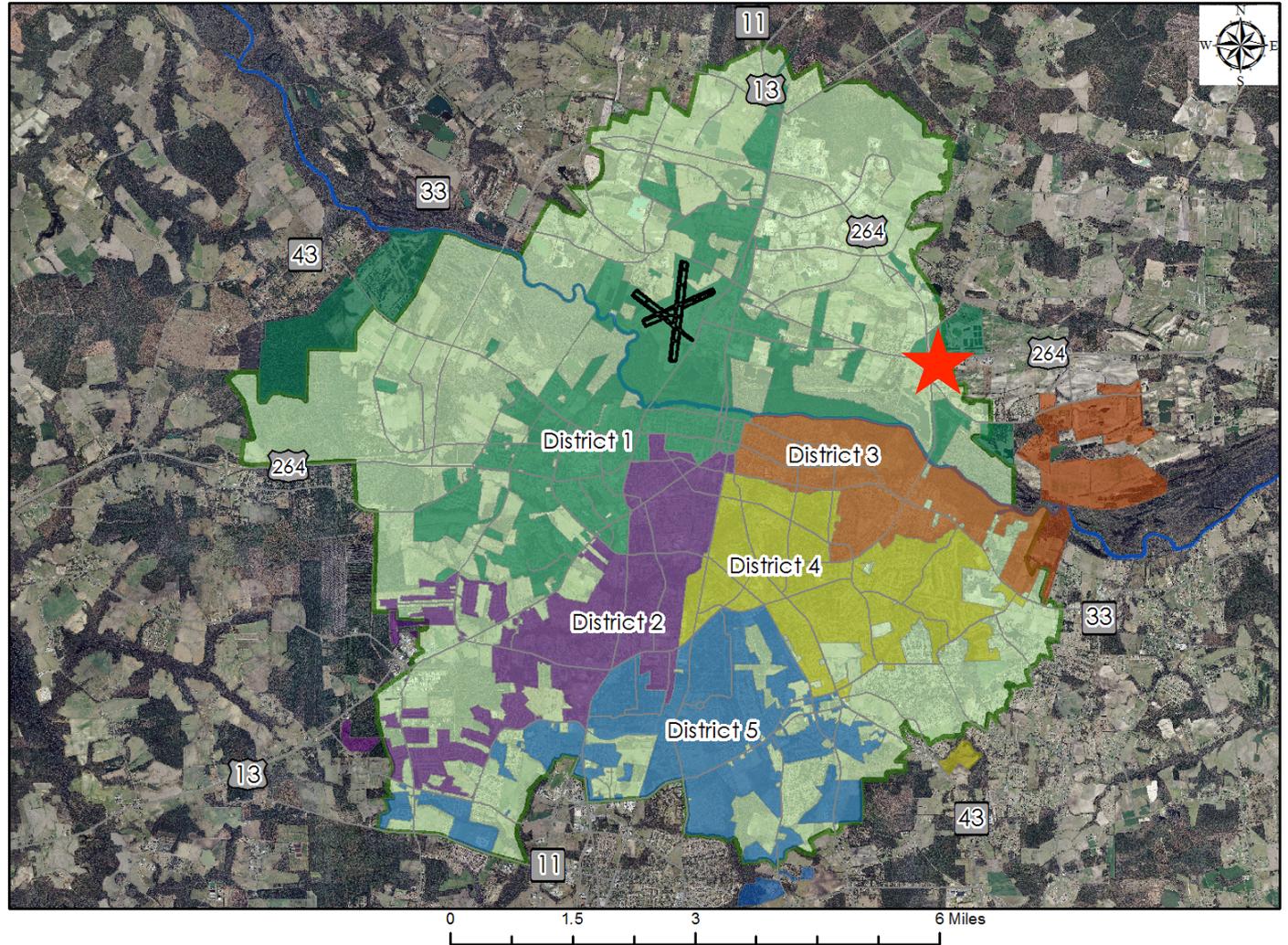
 District 1

 District 2

 District 3

 District 4

 District 5



Greenville
NORTH CAROLINA

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Map Legend

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



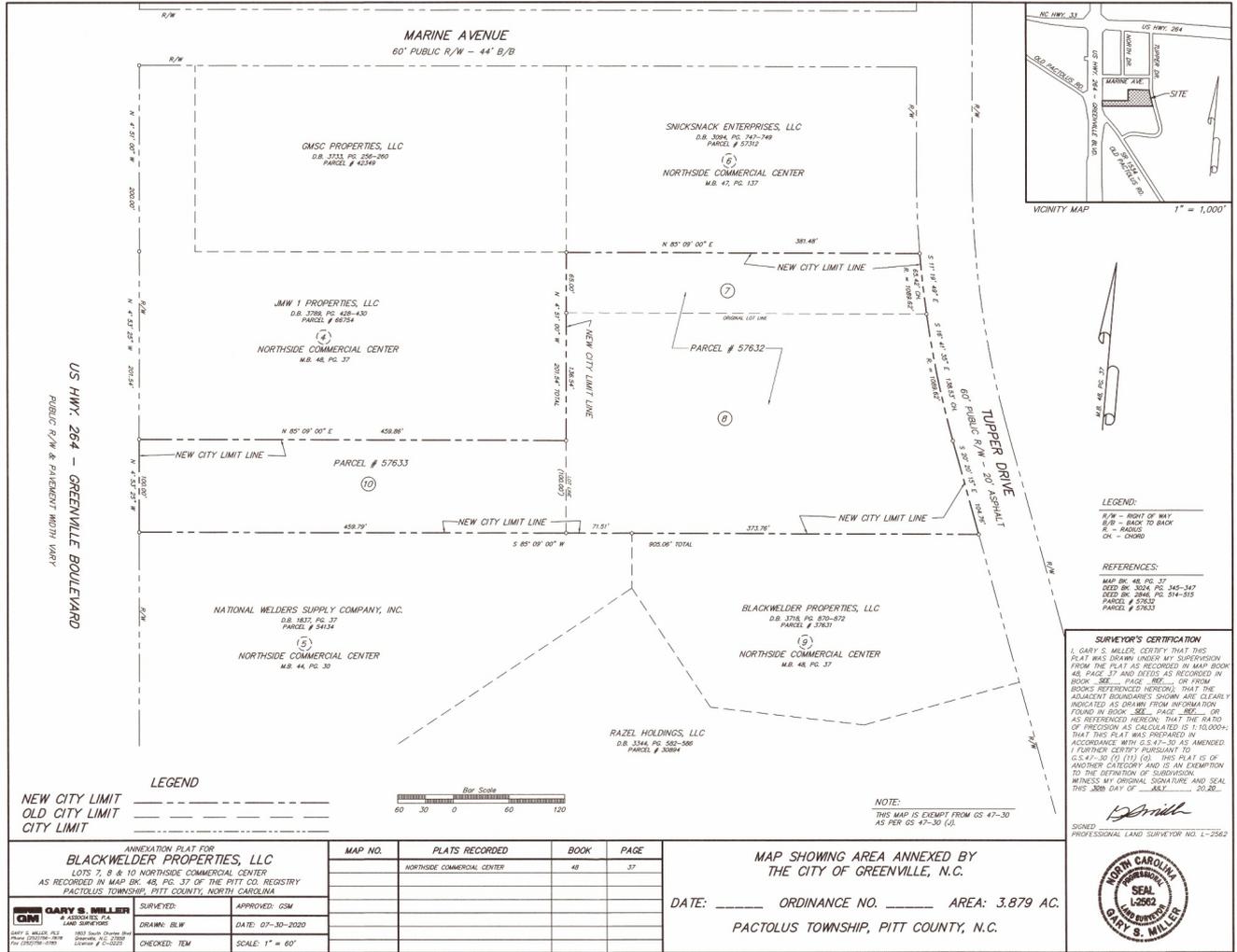
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Survey 3.879 Acres



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ANNEXATION PLAT FOR
BLACKWELDER PROPERTIES, LLC
LOTS 7, 8 & 10 NORTHSIDE COMMERCIAL CENTER
AS RECORDED IN MAP BK. 48, PG. 37 OF THE PITT CO. REGISTRY
PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

GARY S. MILLER
LAND SURVEYOR
4400 South Center Rd.
Greenville, NC 27606
Lic. # 1-2562

DATE: 07-30-2020
SCALE: 1" = 60'

MAP NO.	PLATS RECORDED	BOOK	PAGE
	NORTHSIDE COMMERCIAL CENTER	48	37

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

DATE: _____ **ORDINANCE NO.** _____ **AREA:** 3.879 AC.
PACTOLUS TOWNSHIP, PITT COUNTY, N.C.

Item 8

Ordinance to annex the
Edmonson Properties, LLC
property involving 6.771 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

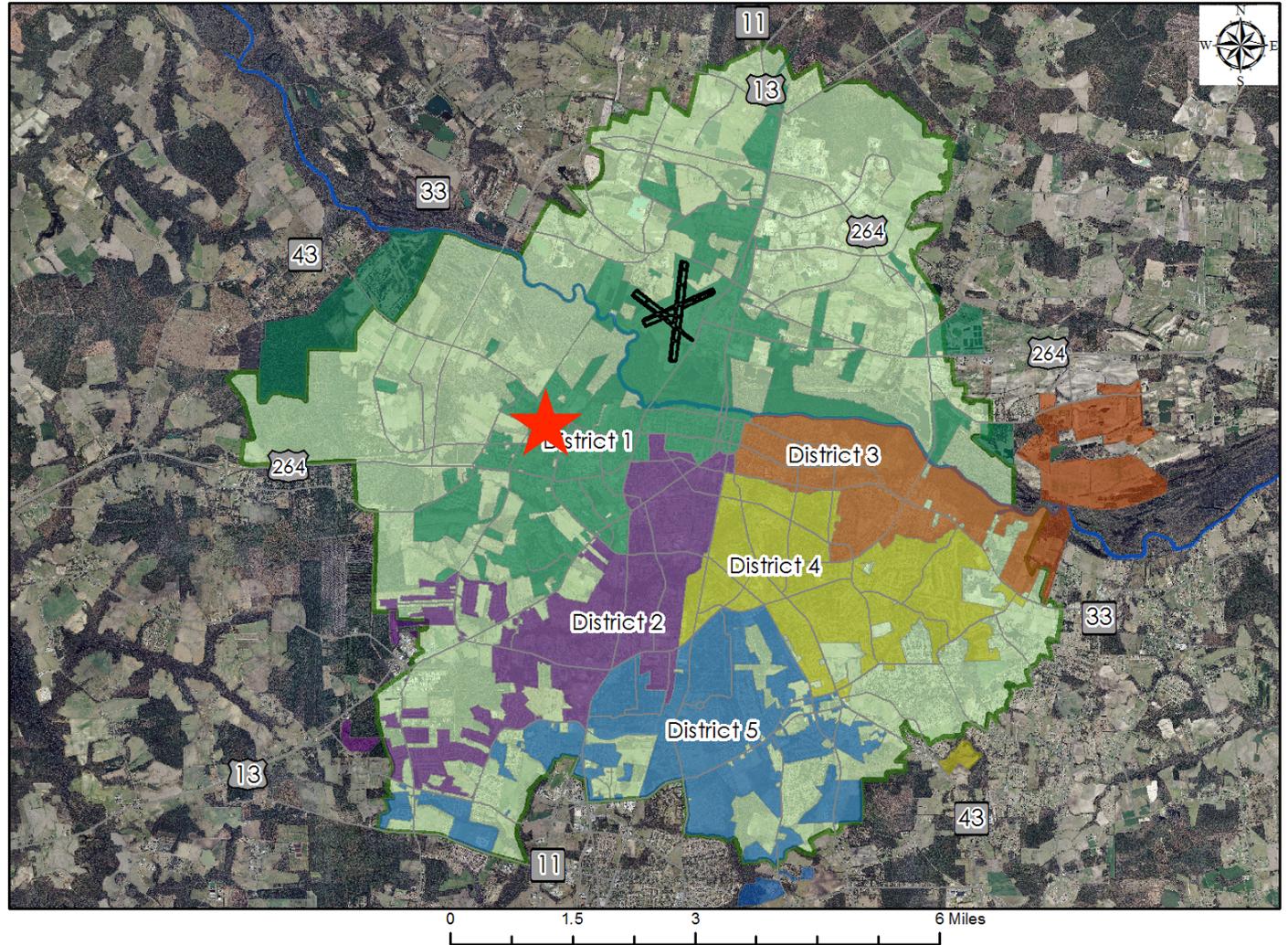
 District 1

 District 2

 District 3

 District 4

 District 5

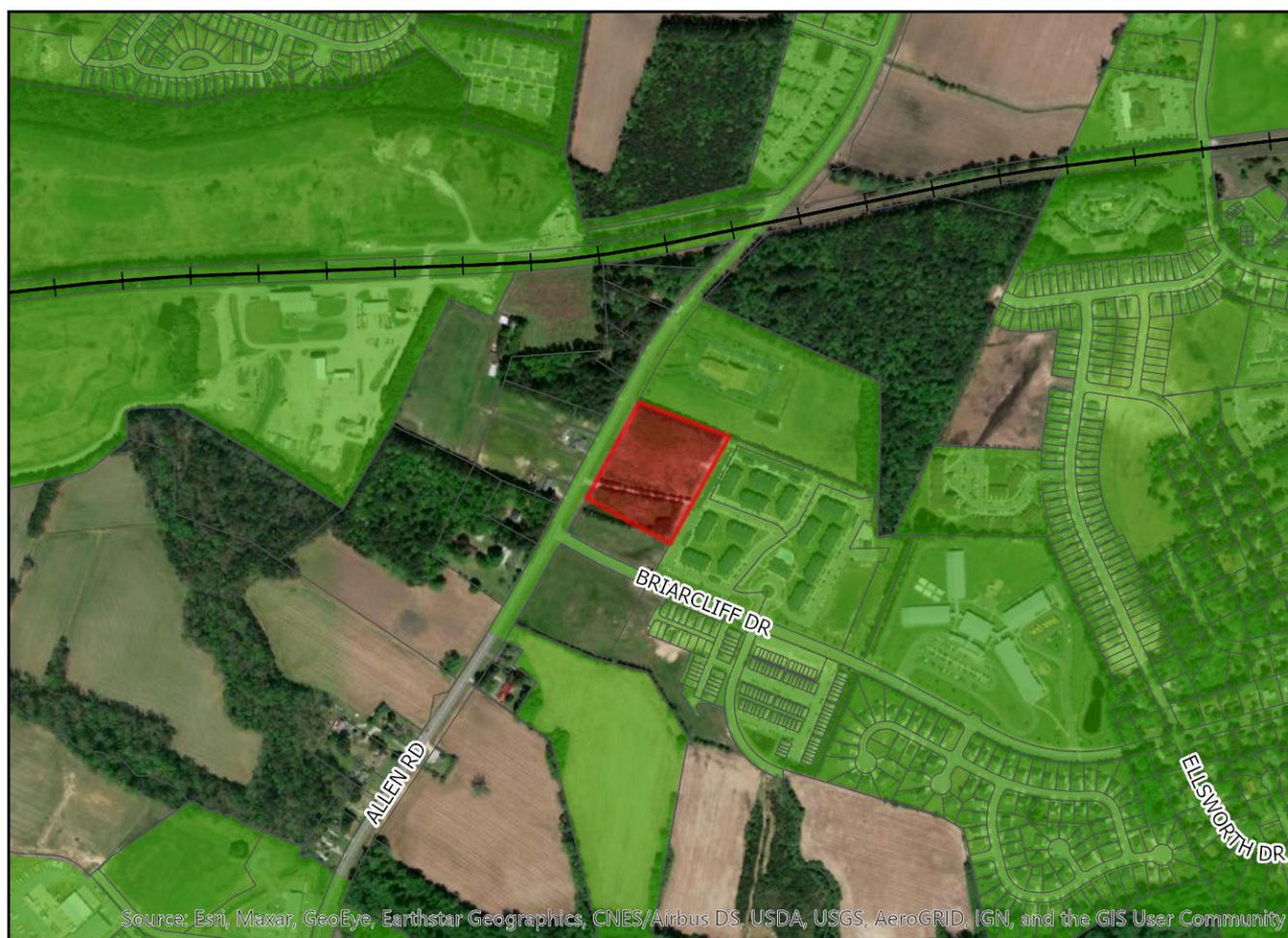


Greenville
NORTH CAROLINA

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Map Legend

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



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

0 0.13 0.25 0.5 Miles

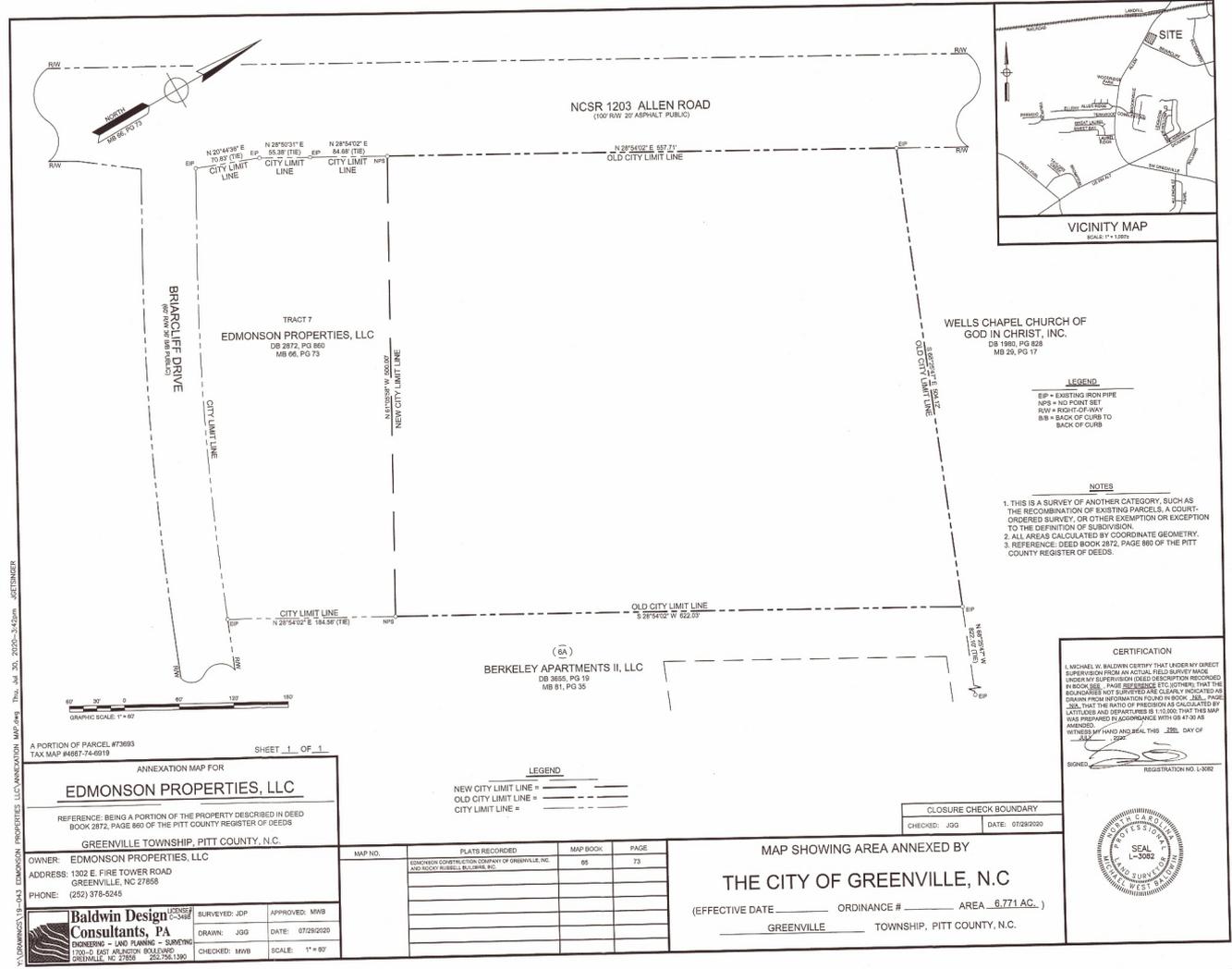


Greenville
NORTH CAROLINA

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Survey 6.771 Acres



A PORTION OF PARCEL #73693 TAX MAP #487-74-6919 SHEET 1 OF 1
 ANNEXATION MAP FOR
 EDMONSON PROPERTIES, LLC
 102 E. FIRE TOWER ROAD GREENVILLE, NC 27658
 (252) 378-5245
 BALDWIN DESIGN CONSULTANTS, PA
 1700 S. BOY WILSON BOLLING ROAD GREENVILLE, NC 27606 252-726-1190
 SURVEYED: JDP APPROVED: MMB
 DRAWN: JGG DATE: 07/29/2020
 CHECKED: MMB SCALE: 1" = 40'



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Item 9

Ordinance to annex Westhaven South, Lot 2, Section 5 involving 1.956 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

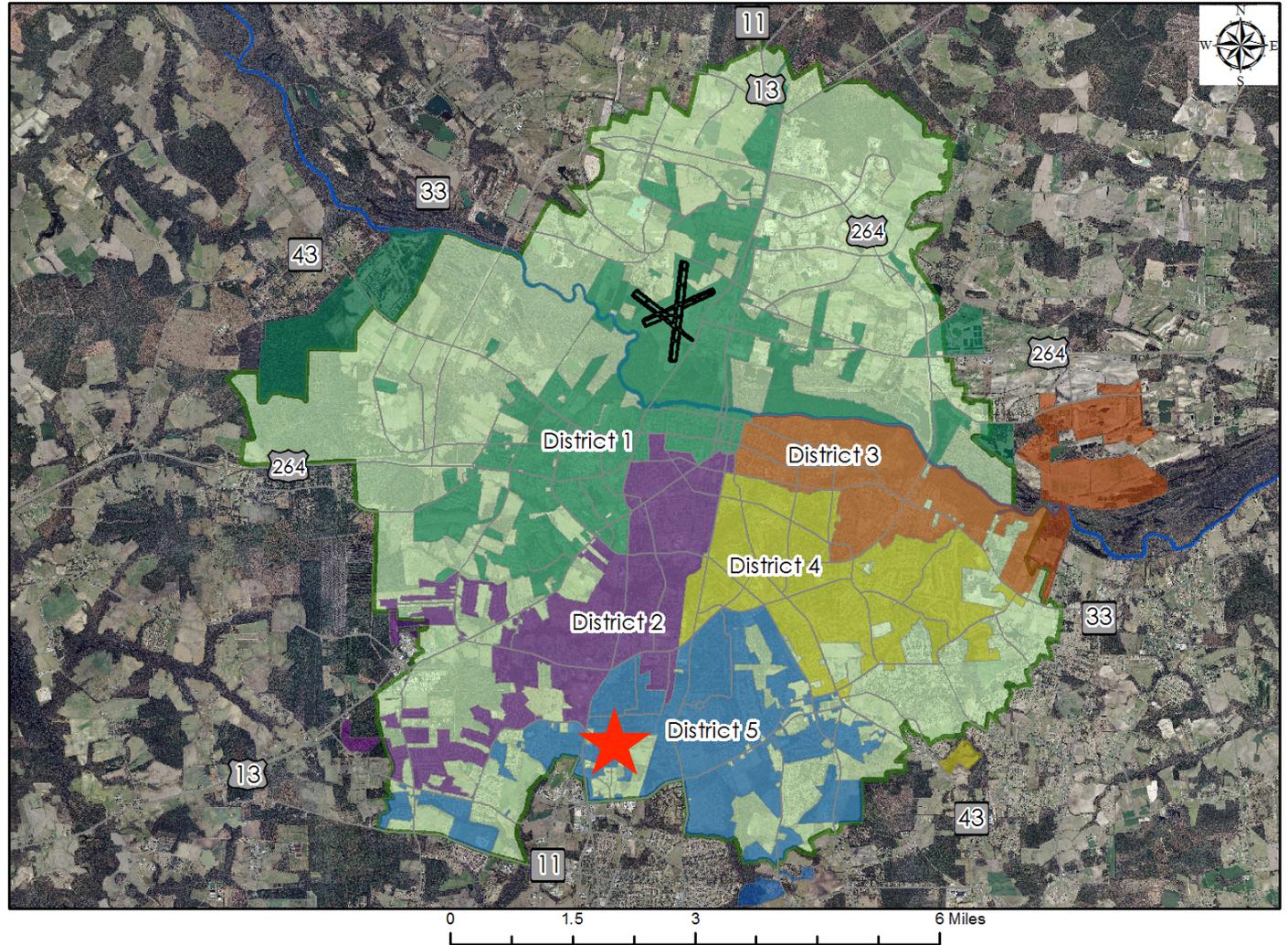
 District 1

 District 2

 District 3

 District 4

 District 5

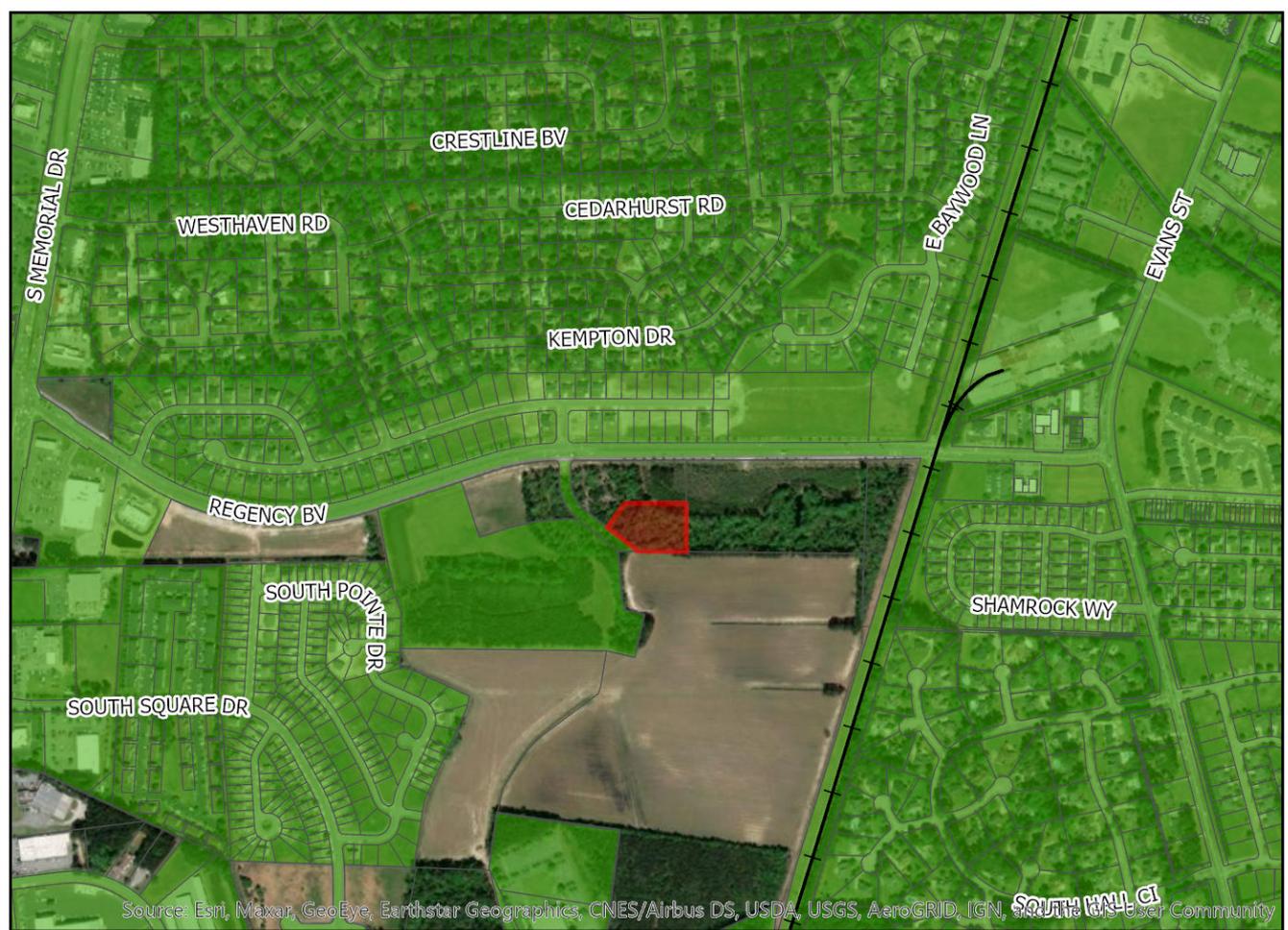


Greenville
NORTH CAROLINA

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Map Legend

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



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Item 10

Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

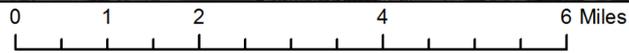
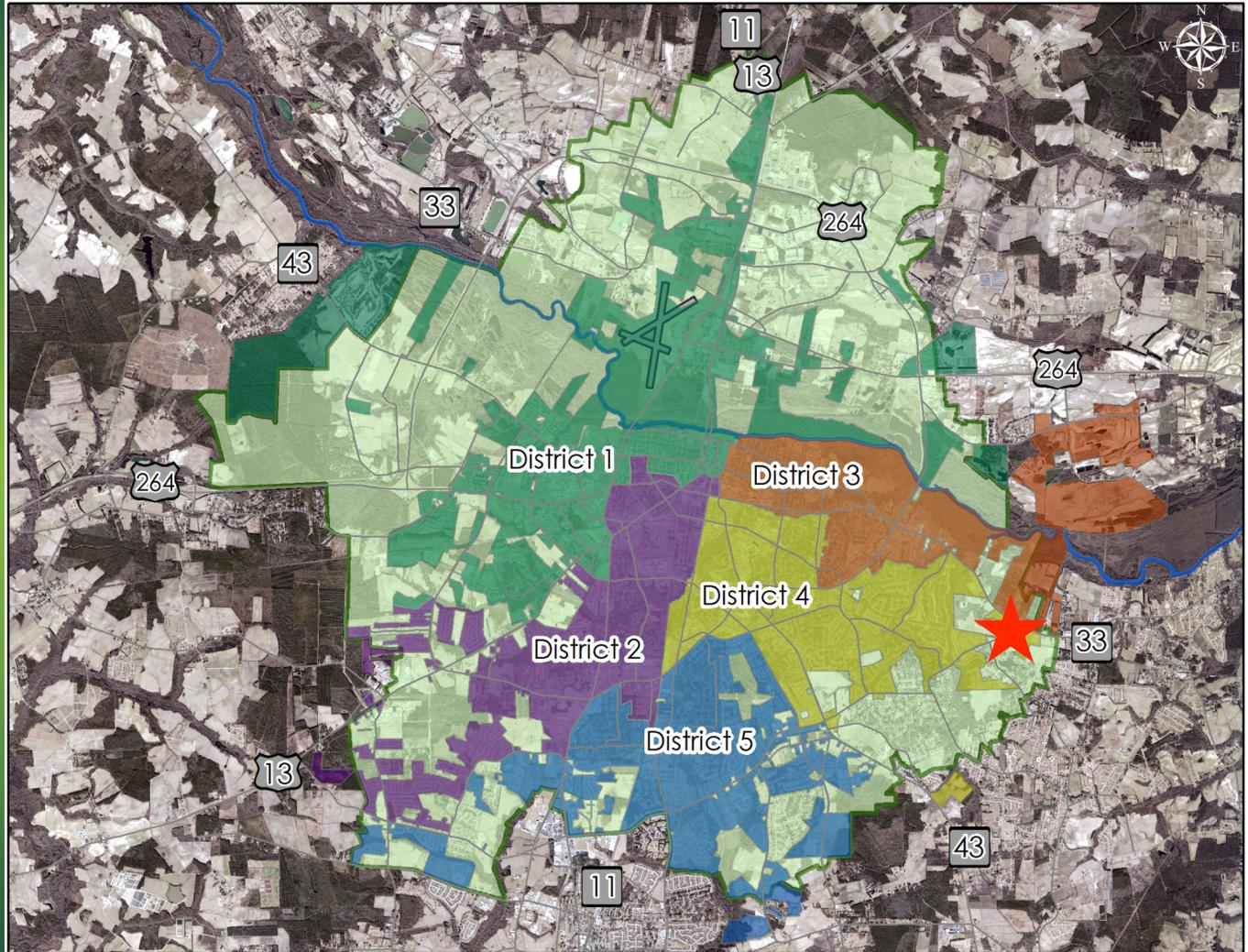
 District 1

 District 2

 District 3

 District 4

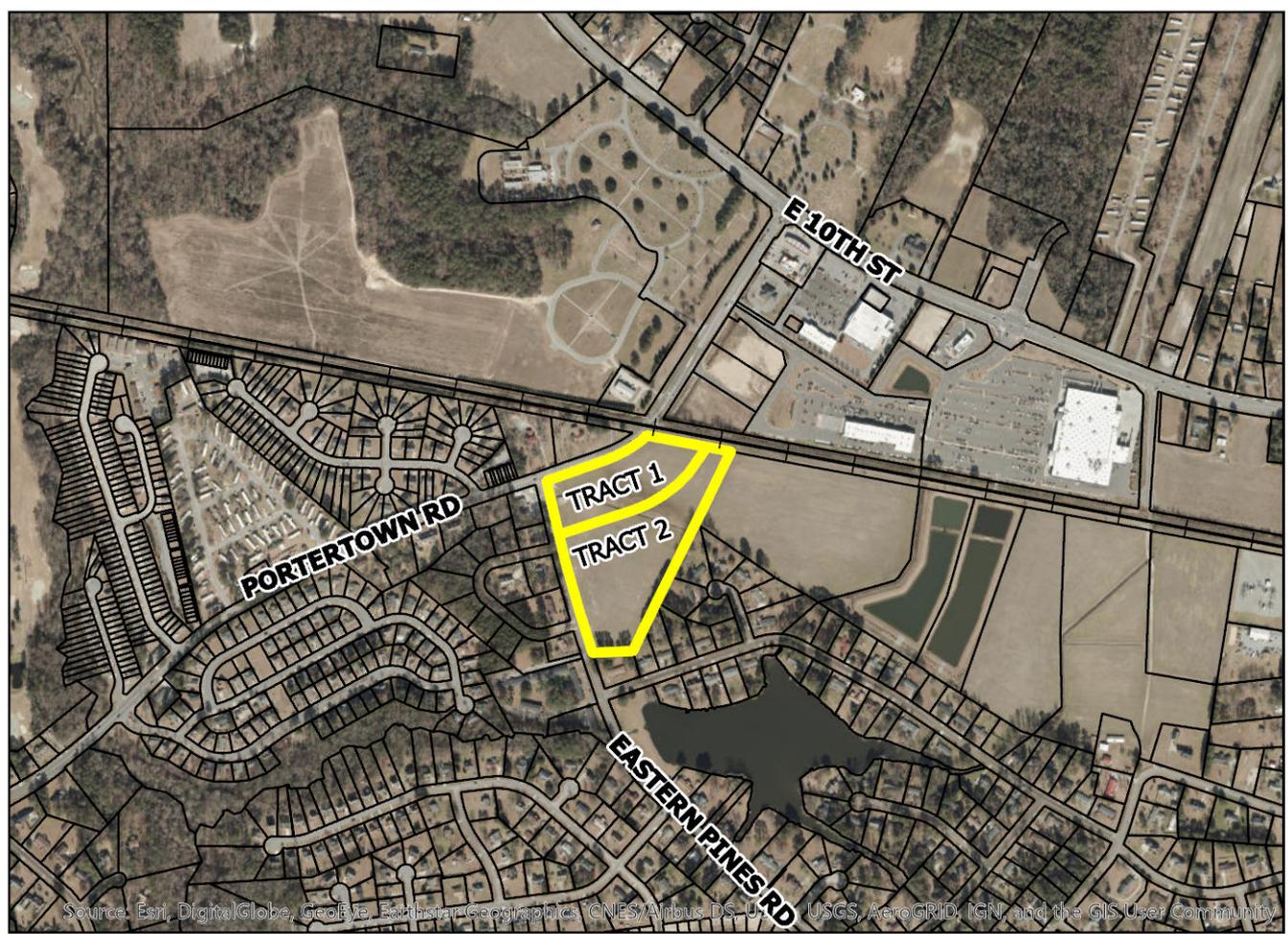
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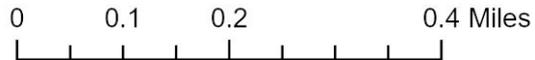
Greenville
NORTH CAROLINA

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Aerial Map (2016)



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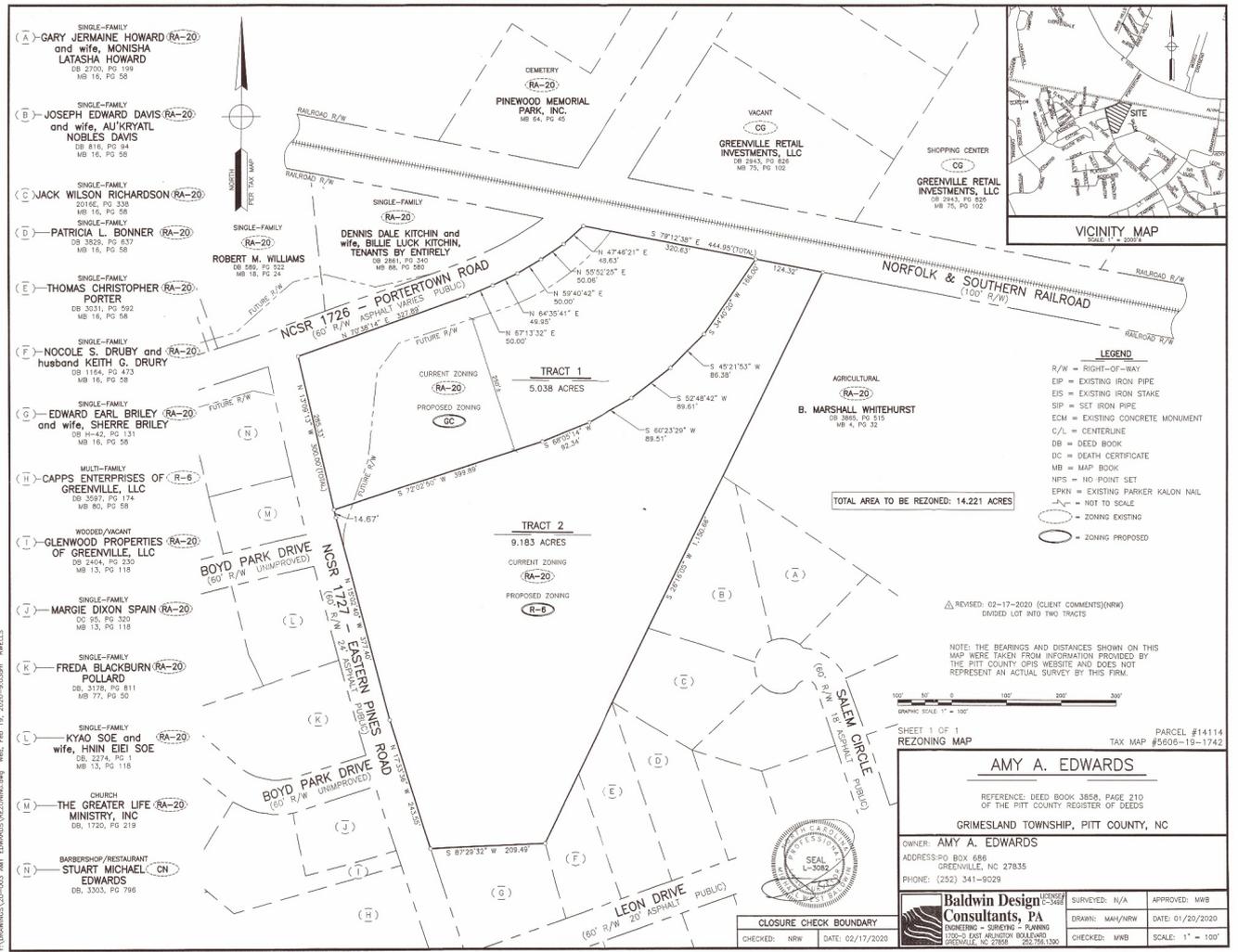


Portertown Road



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Survey 14.221 acres



Y:\WORKING\20-003_003_AMY EDWARDS\REZONING.dwg (Mod. Feb. 19, 2020-9:03am) RWELLS



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REVISED: 02-17-2020 (CLIENT COMMENTS)(NRW)
DIVIDED LOT INTO TWO TRACTS

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

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP

PARCEL #14114
TAX MAP #5606-19-1742

AMY A. EDWARDS

REFERENCE DEED BOOK 3858, PAGE 210
OF THE PITT COUNTY REGISTER OF DEEDS

GRIMESLAND TOWNSHIP, PITT COUNTY, NC

OWNER: AMY A. EDWARDS
ADDRESS: PO BOX 686
GREENVILLE, NC 27835
PHONE: (252) 341-9029

Baldwin Design Consultants, PA
REGISTERED PROFESSIONAL ENGINEER
1700-C EAST ALBION BOULEVARD
GREENVILLE, NC 27609

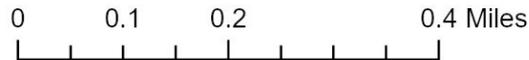
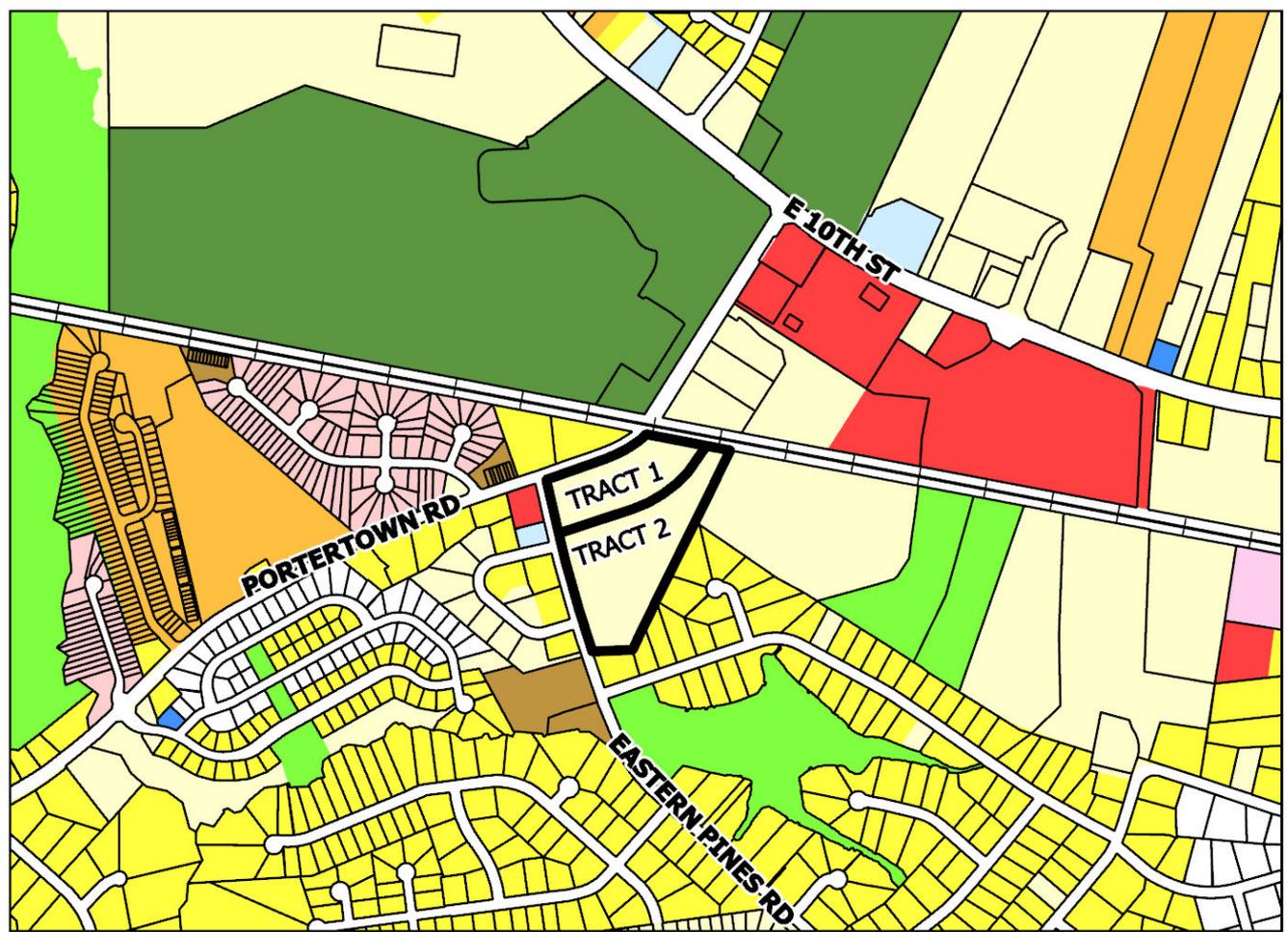
DESIGNER: C-3468
DRAWN: MAH/NRW
CHECKED: MNB
SURVEYED: N/A
DATE: 01/20/2020
SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY
CHECKED: NRW DATE: 02/17/2020

Existing Land Use

Existing Land Use

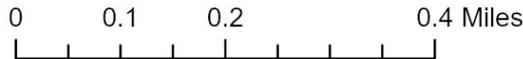
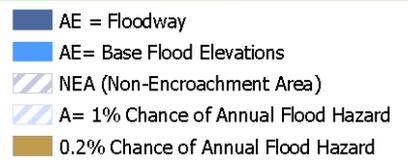
	Cemetery
	Commercial
	Duplex
	Industrial
	Institutional
	Landfill
	Mobile Home
	Mobile Home Park
	Multi-Family
	Office
	Public Parking
	Recreation
	Single Family
	Utility
	Vacant



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Flood Plain Map



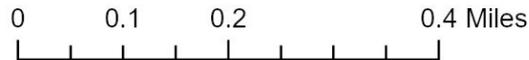
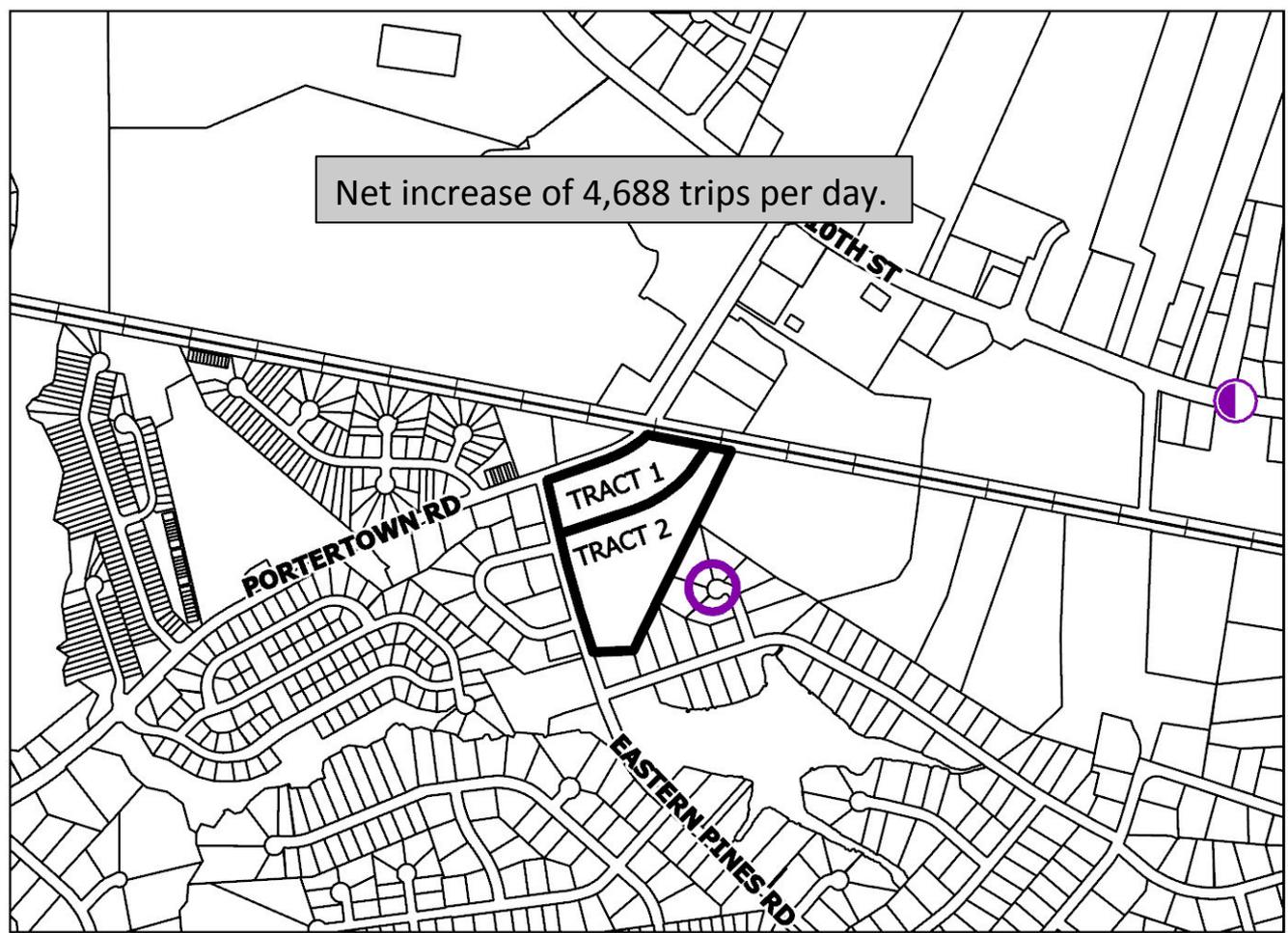
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Activity Centers

Map Legend

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



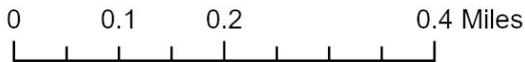
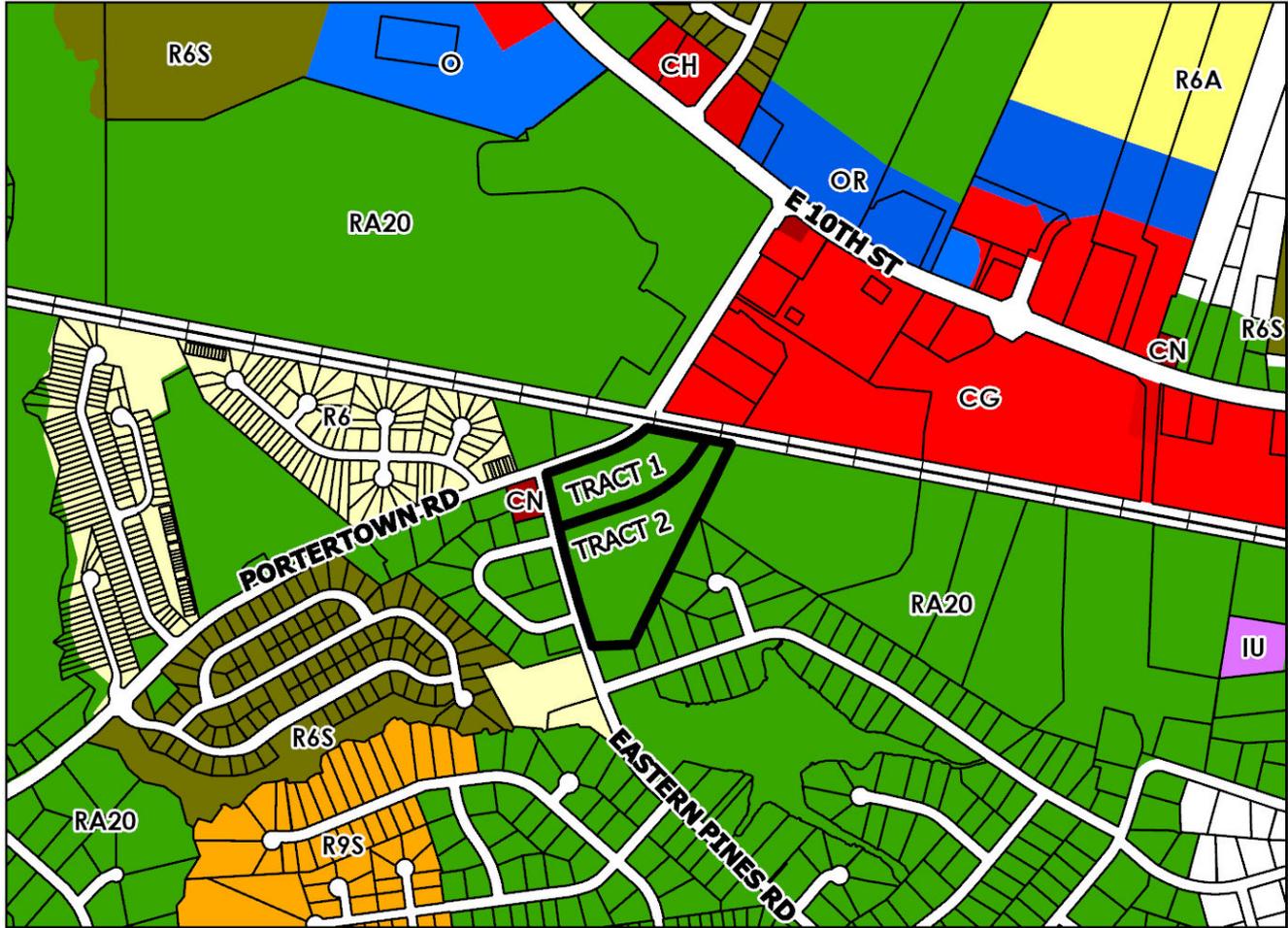
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Zoning Map

Map Legend

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



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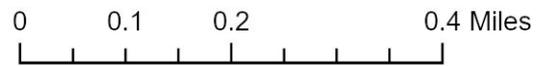
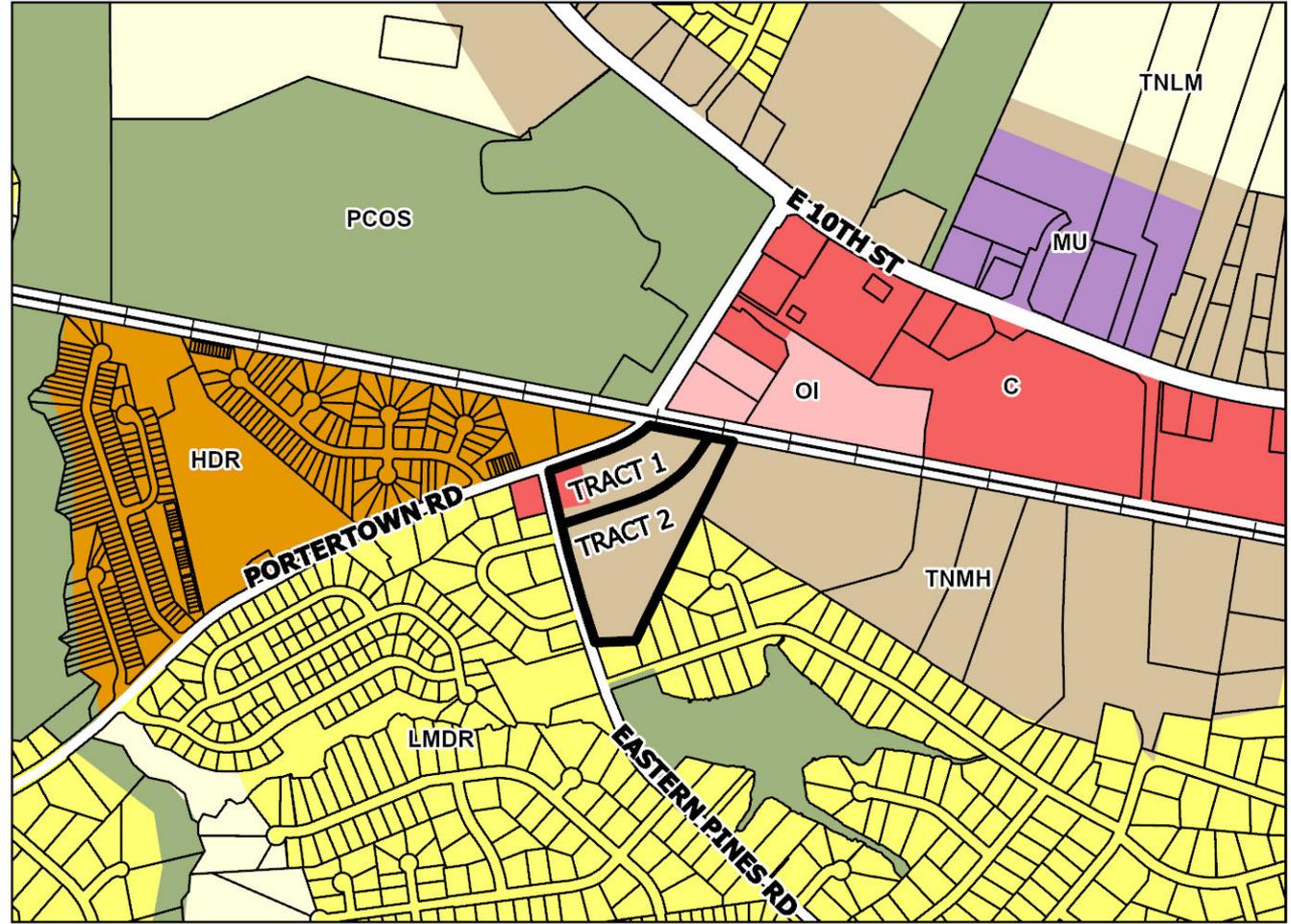
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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

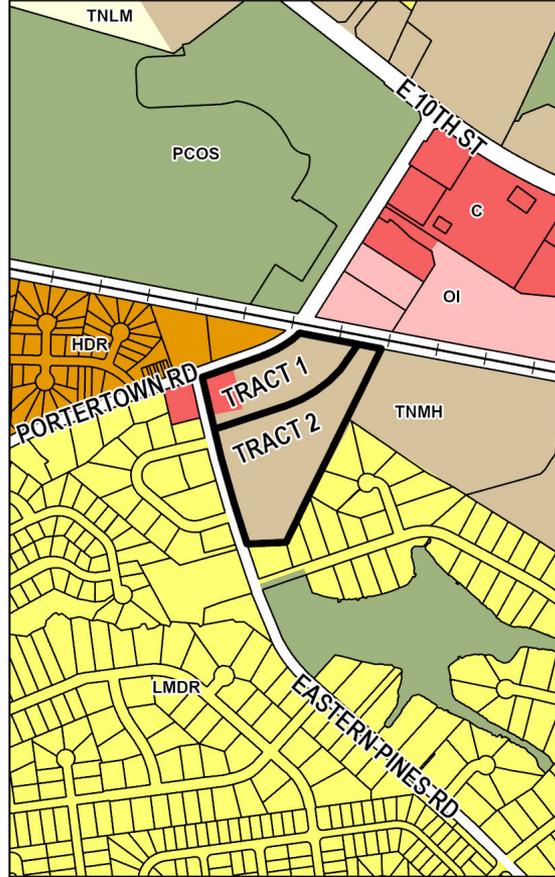


Greenville
NORTH CAROLINA

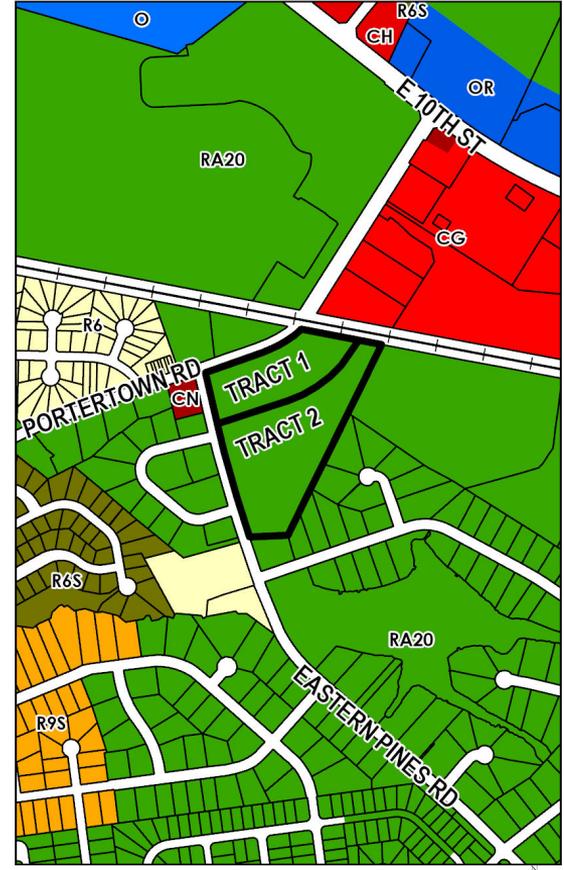
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Future Land Use & Character Map



Zoning Map



Map Legend

-  Rezoning Sites
-  Land Parcels



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P&Z Recommendation

The Planning and Zoning Commission voted 7-1 to approve the request at it's August 20, 2020 meeting.



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Item 11

Ordinance requested by Happy Trail Farms, LLC to rezone 33.849 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

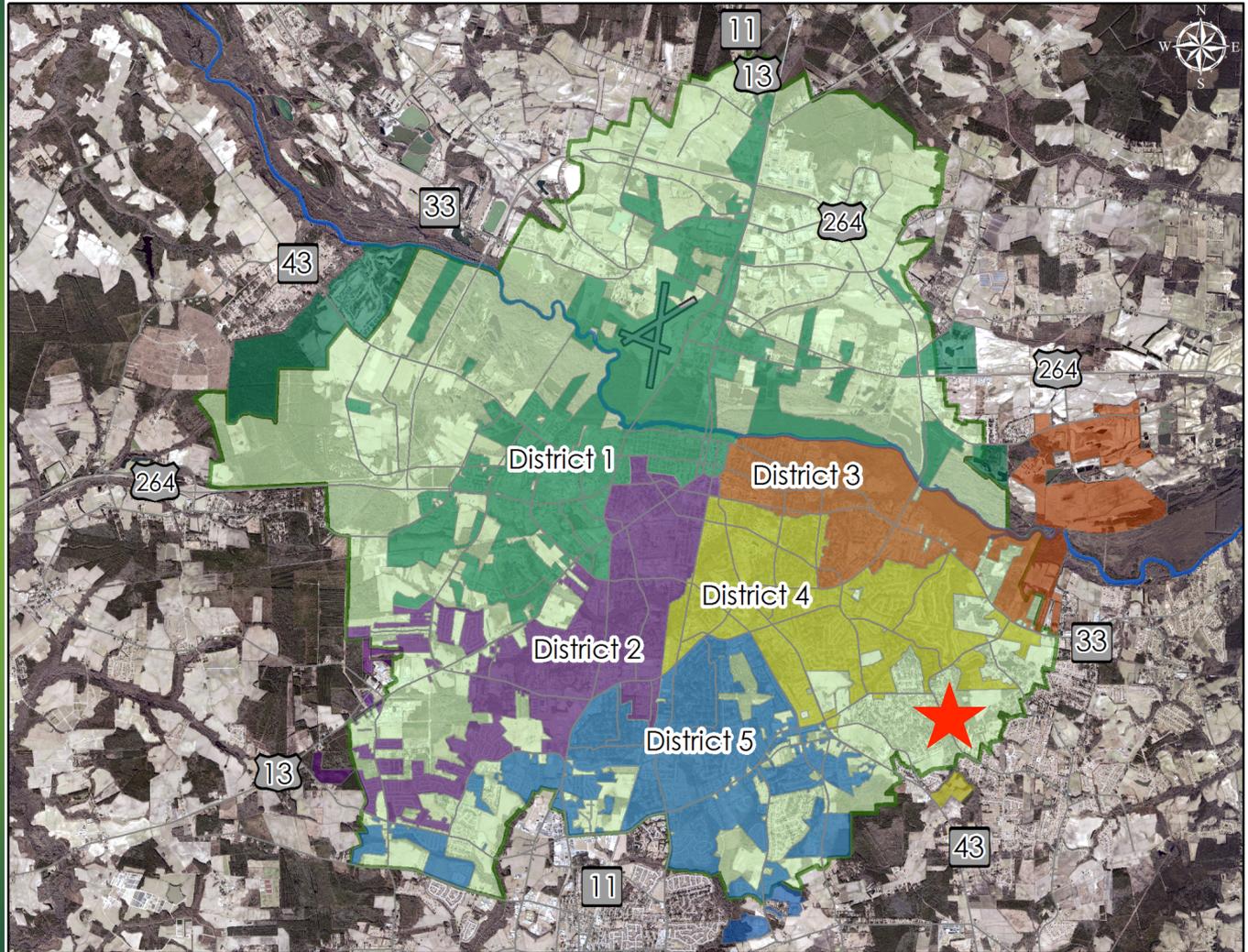
 District 1

 District 2

 District 3

 District 4

 District 5



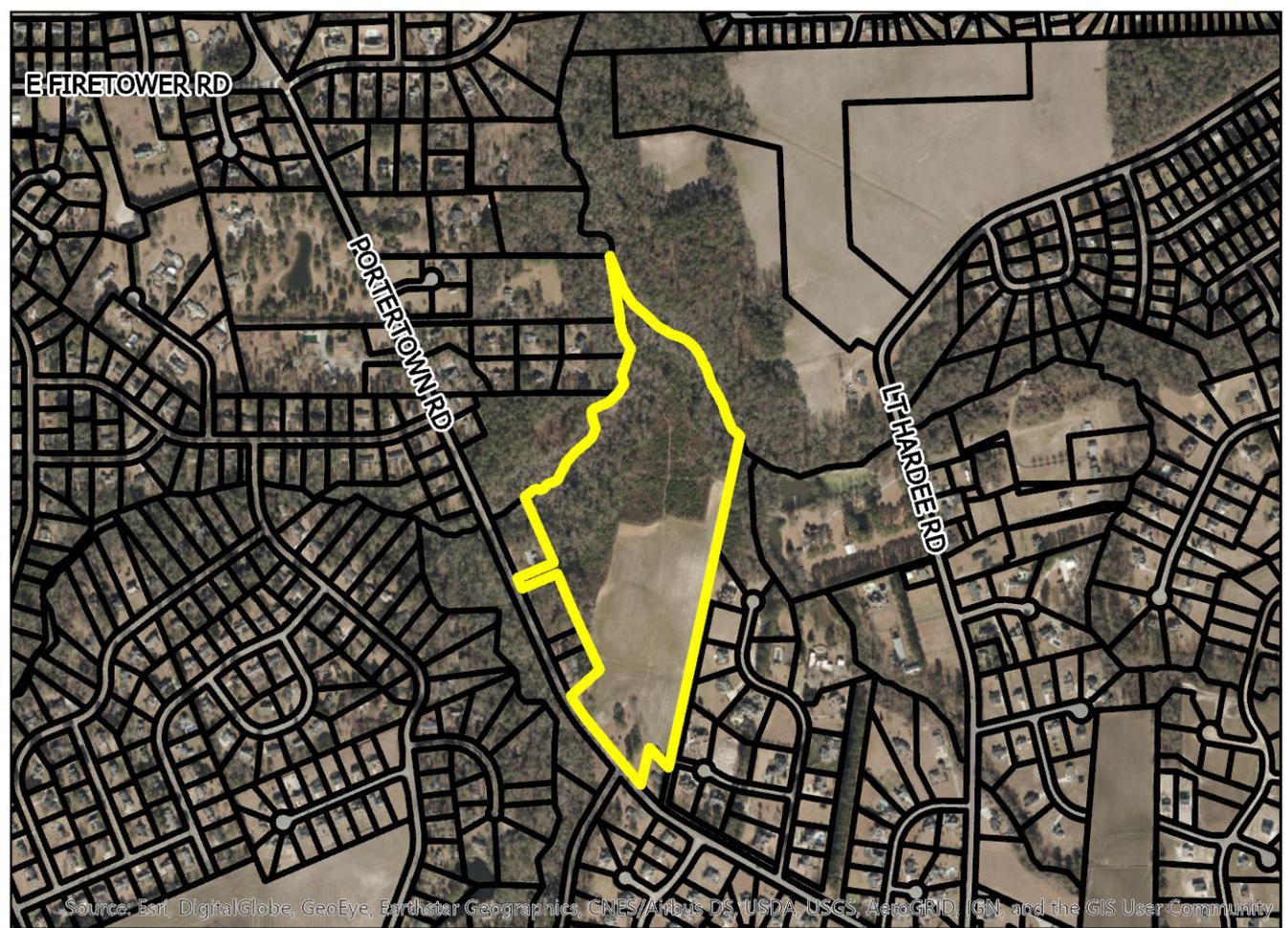
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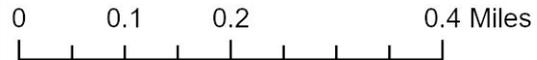
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NORTH CAROLINA

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Aerial Map (2016)



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



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NORTH CAROLINA

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Portertown Road



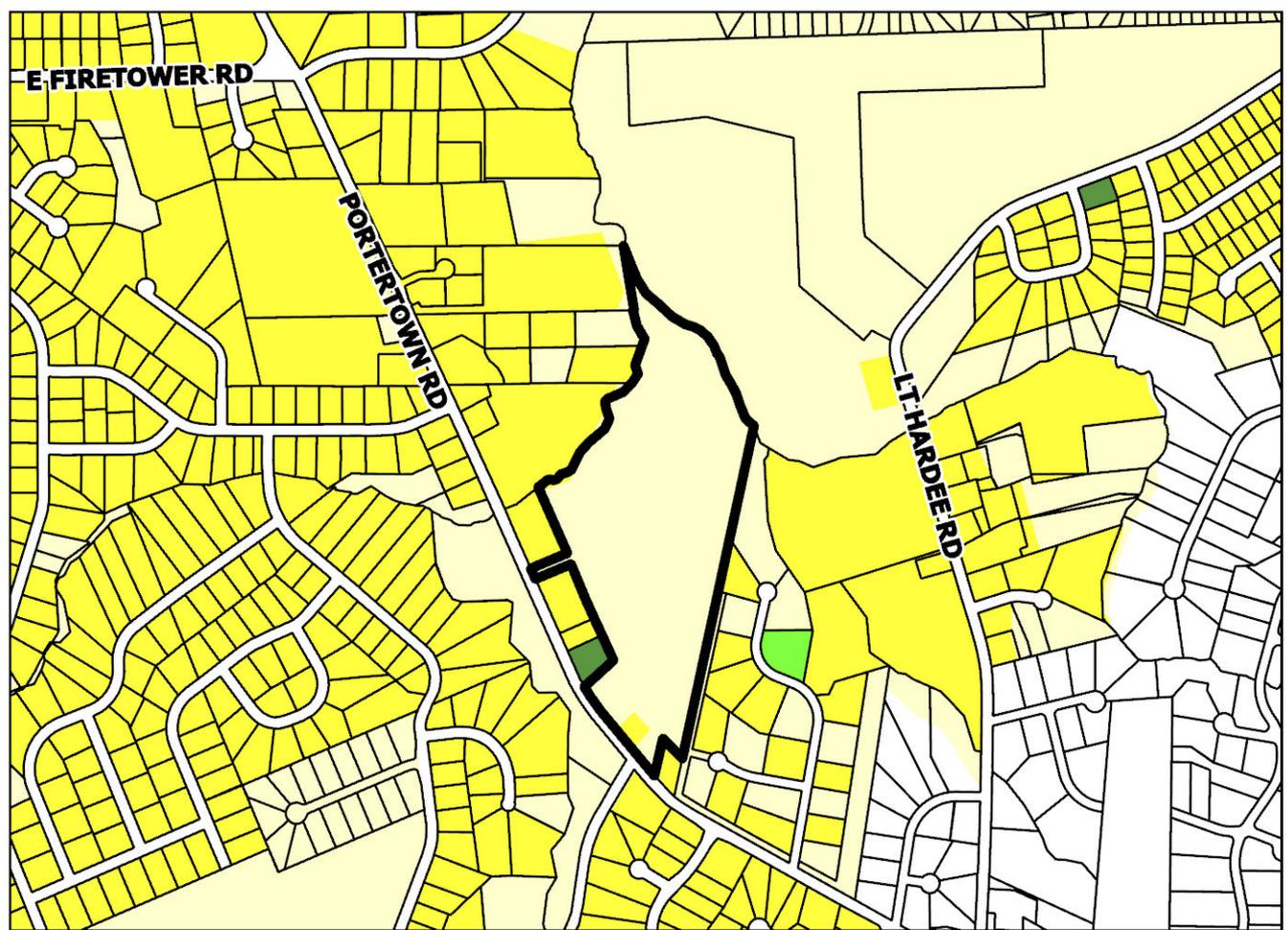
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NORTH CAROLINA

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Existing Land Use

Existing Land Use

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



0 0.1 0.2 0.4 Miles



Greenville
NORTH CAROLINA

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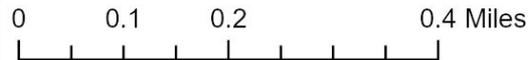
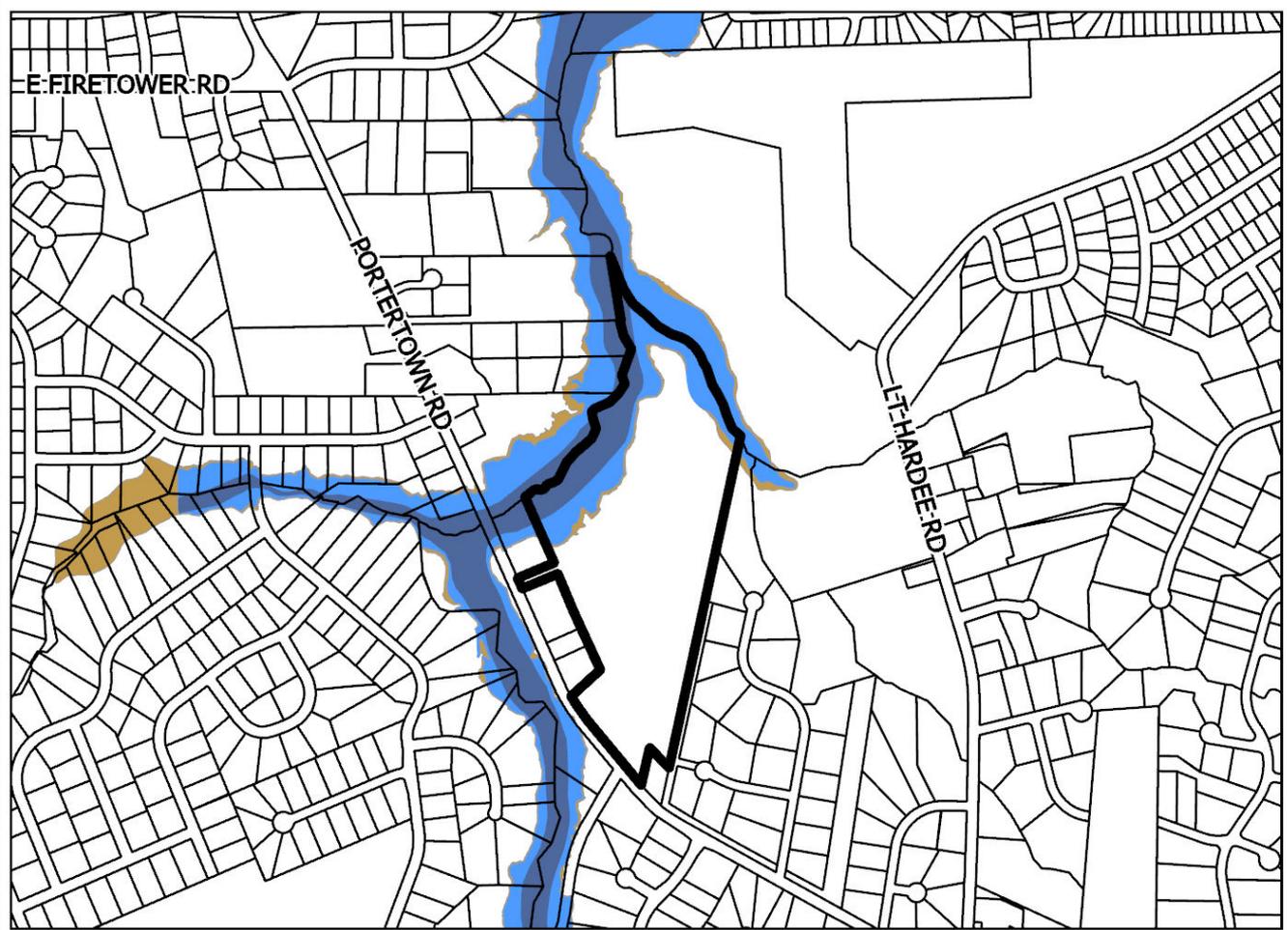
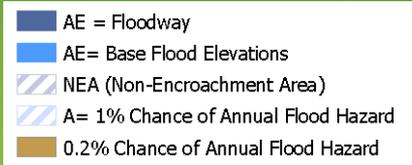


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NORTH CAROLINA

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Flood Plain Map



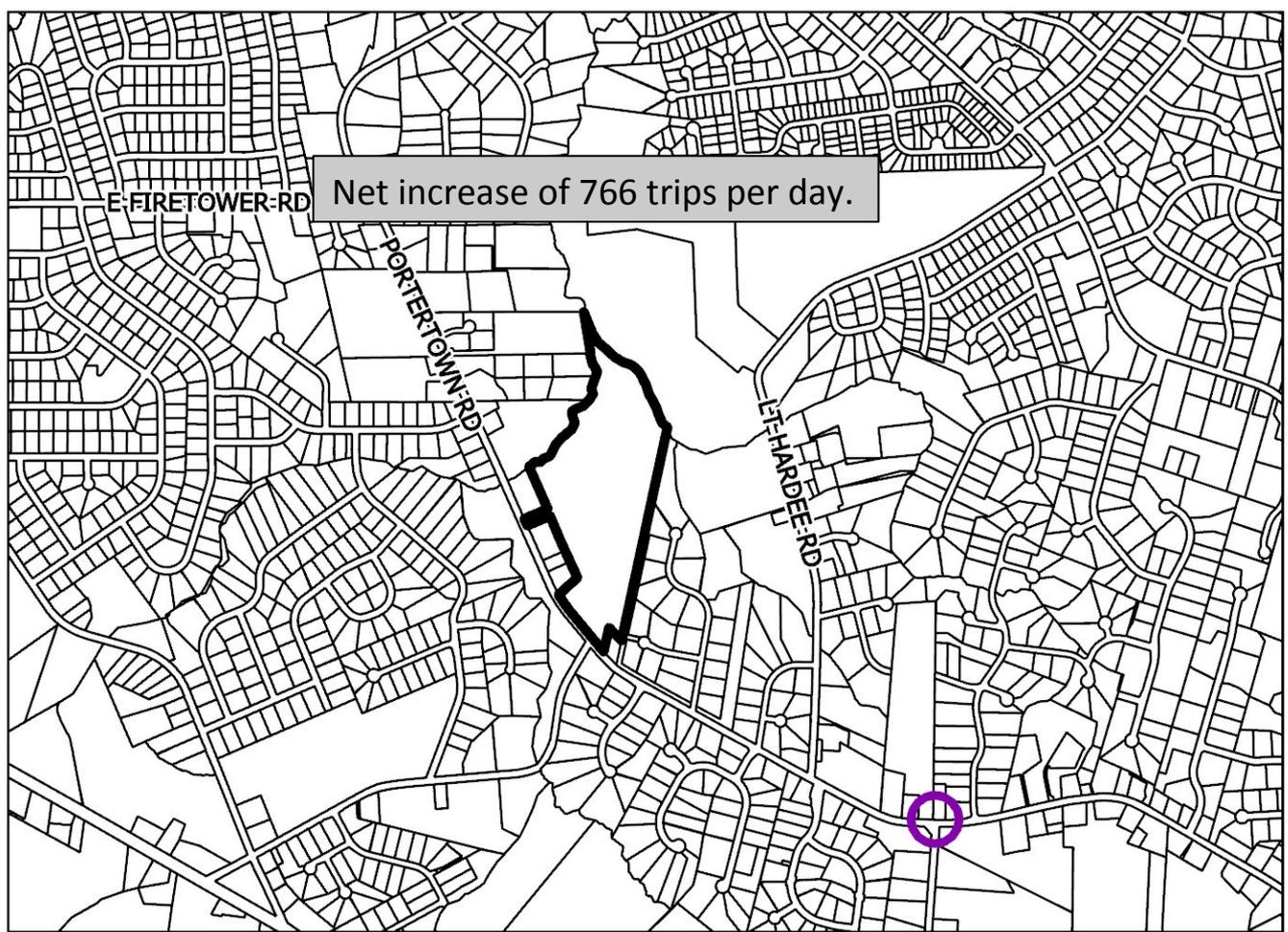
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Activity Centers

Map Legend

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



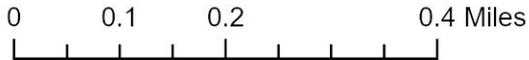
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Zoning Map

Map Legend

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



Greenville
NORTH CAROLINA

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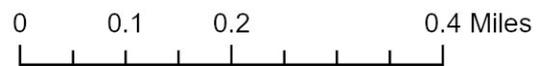
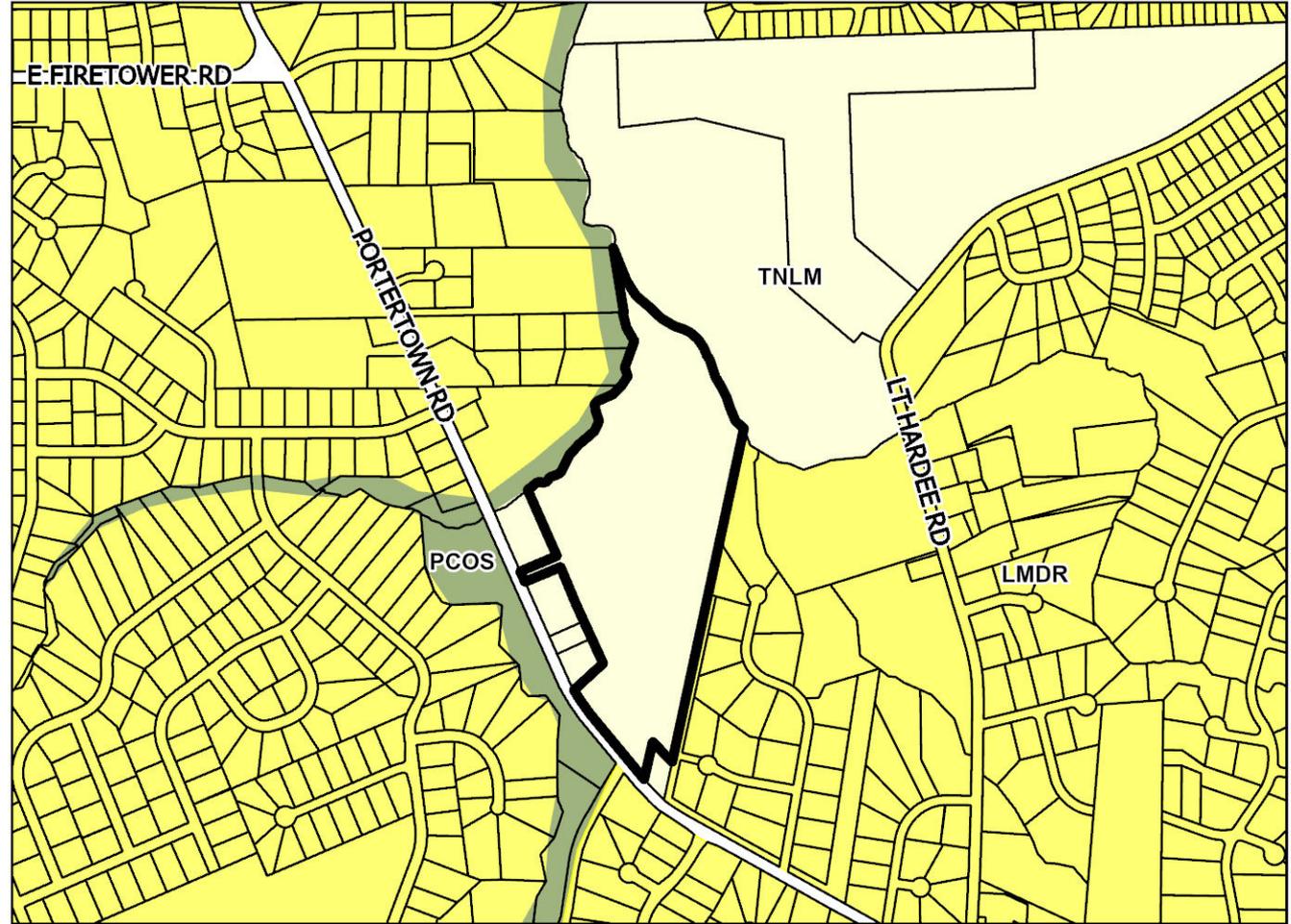
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-  Land Parcels

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-  UE - Uptown Edge
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-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics



Greenville
NORTH CAROLINA

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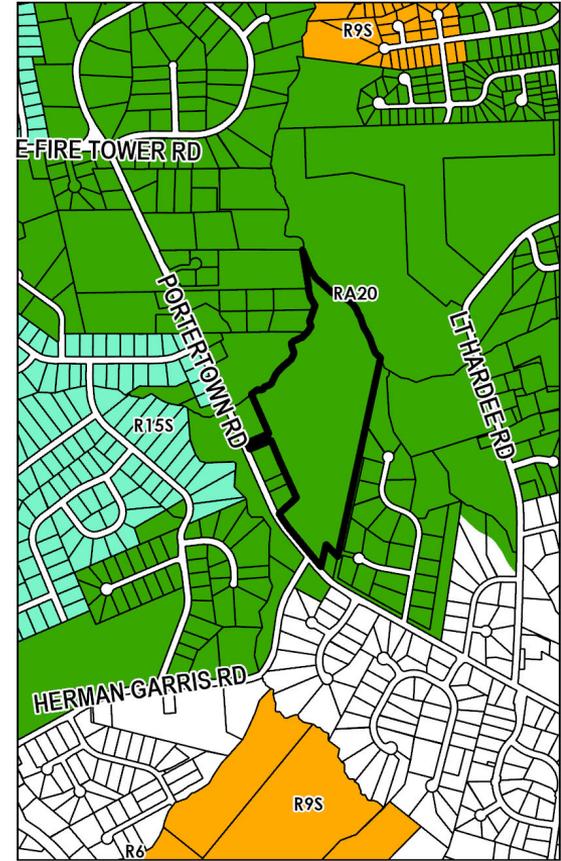
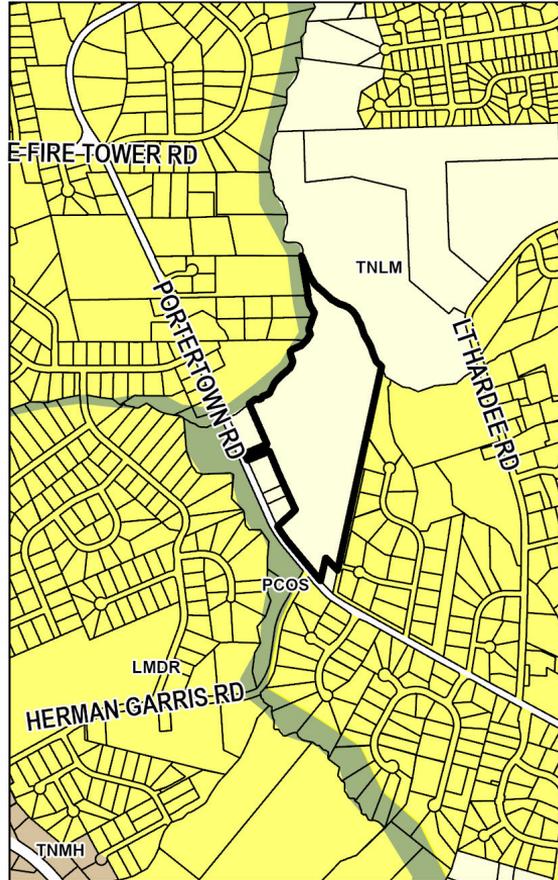


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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P&Z Recommendation

The Planning and Zoning Commission voted unanimously to approve the request at it's August 20, 2020 meeting.



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Item 12

Request by P.B. Builders, LLC to
rezone a total of 9.873 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

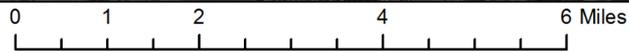
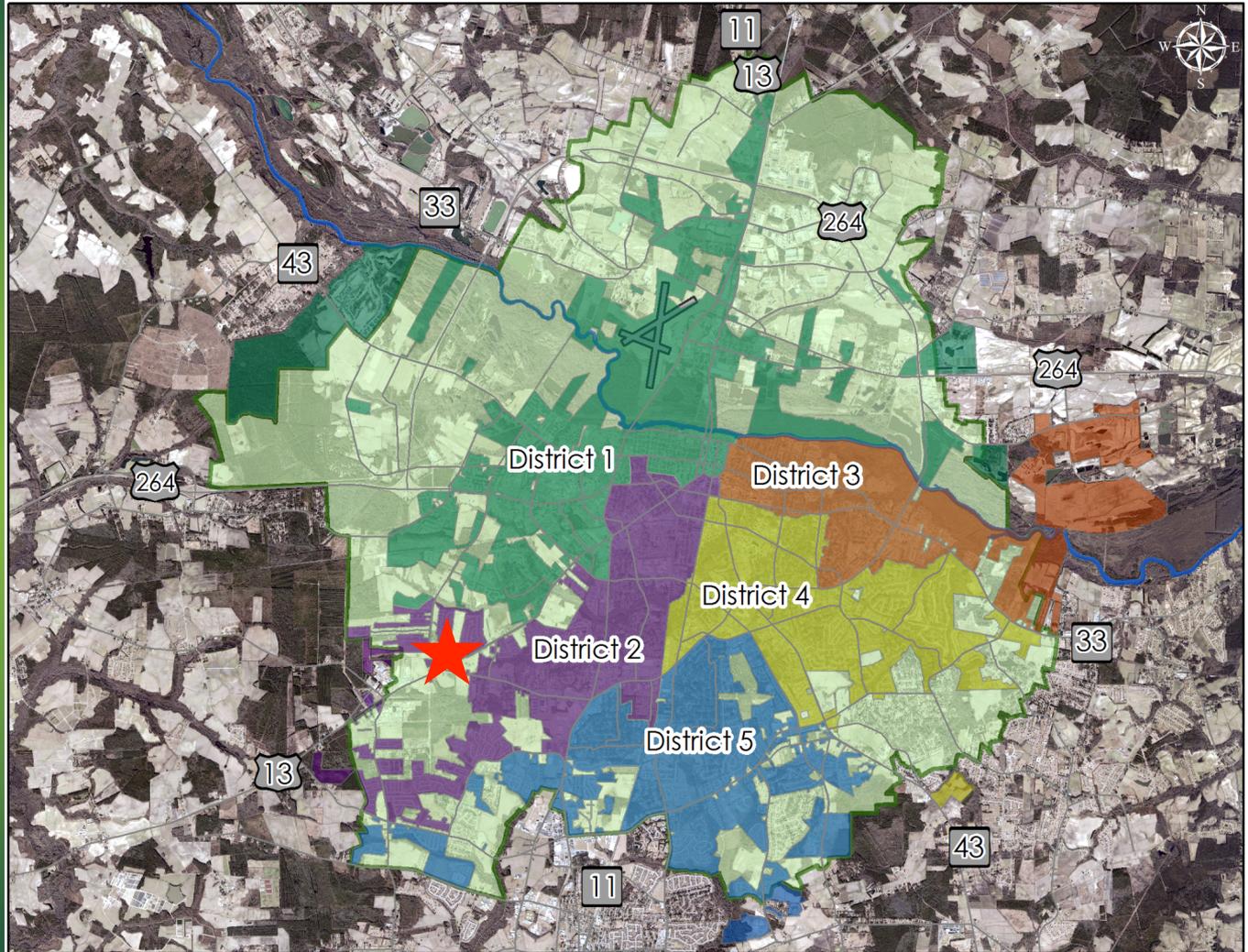
 District 1

 District 2

 District 3

 District 4

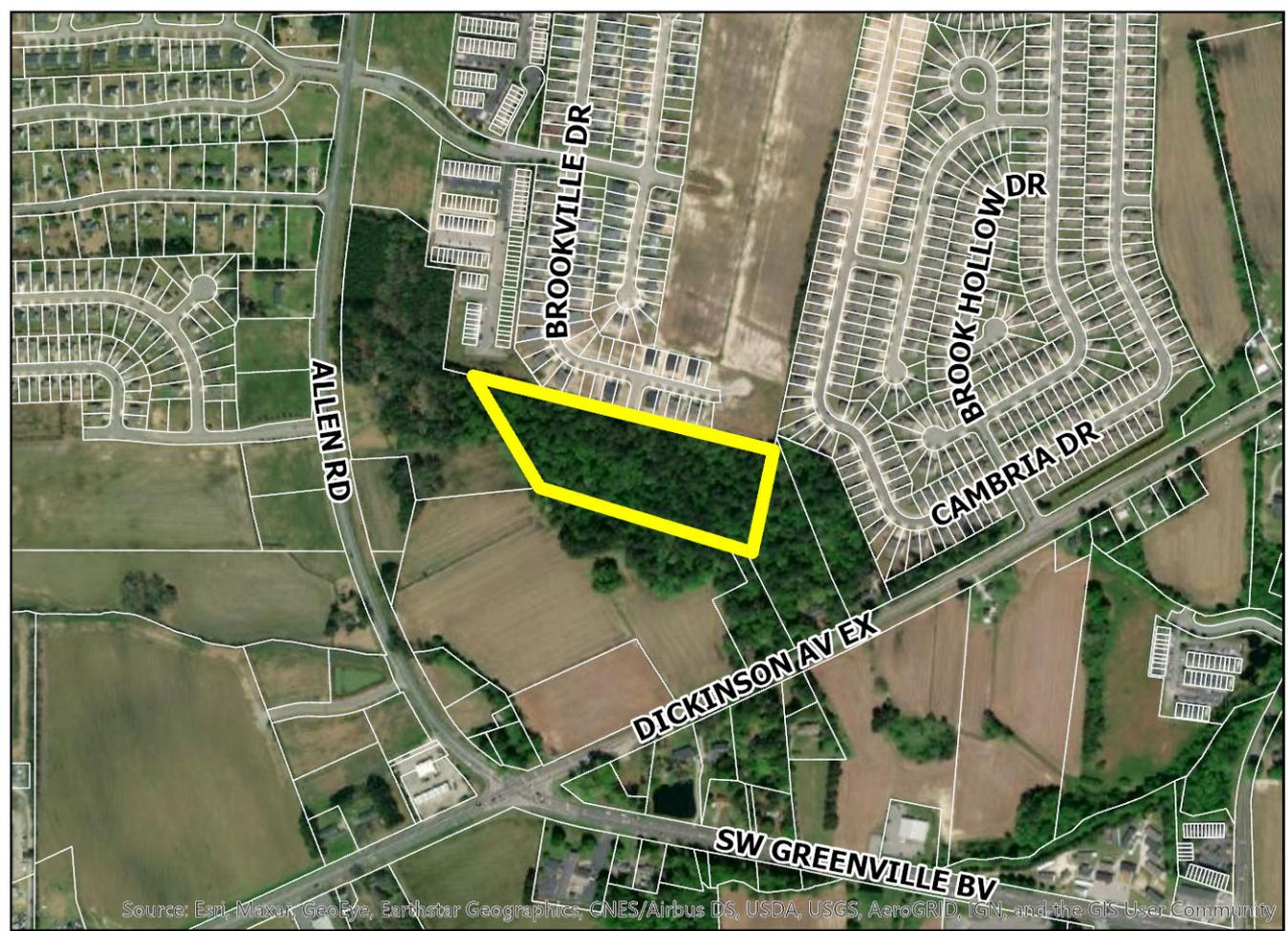
 District 5



Greenville
NORTH CAROLINA

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Aerial Map (2016)



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0 0.07 0.15 0.3 Miles

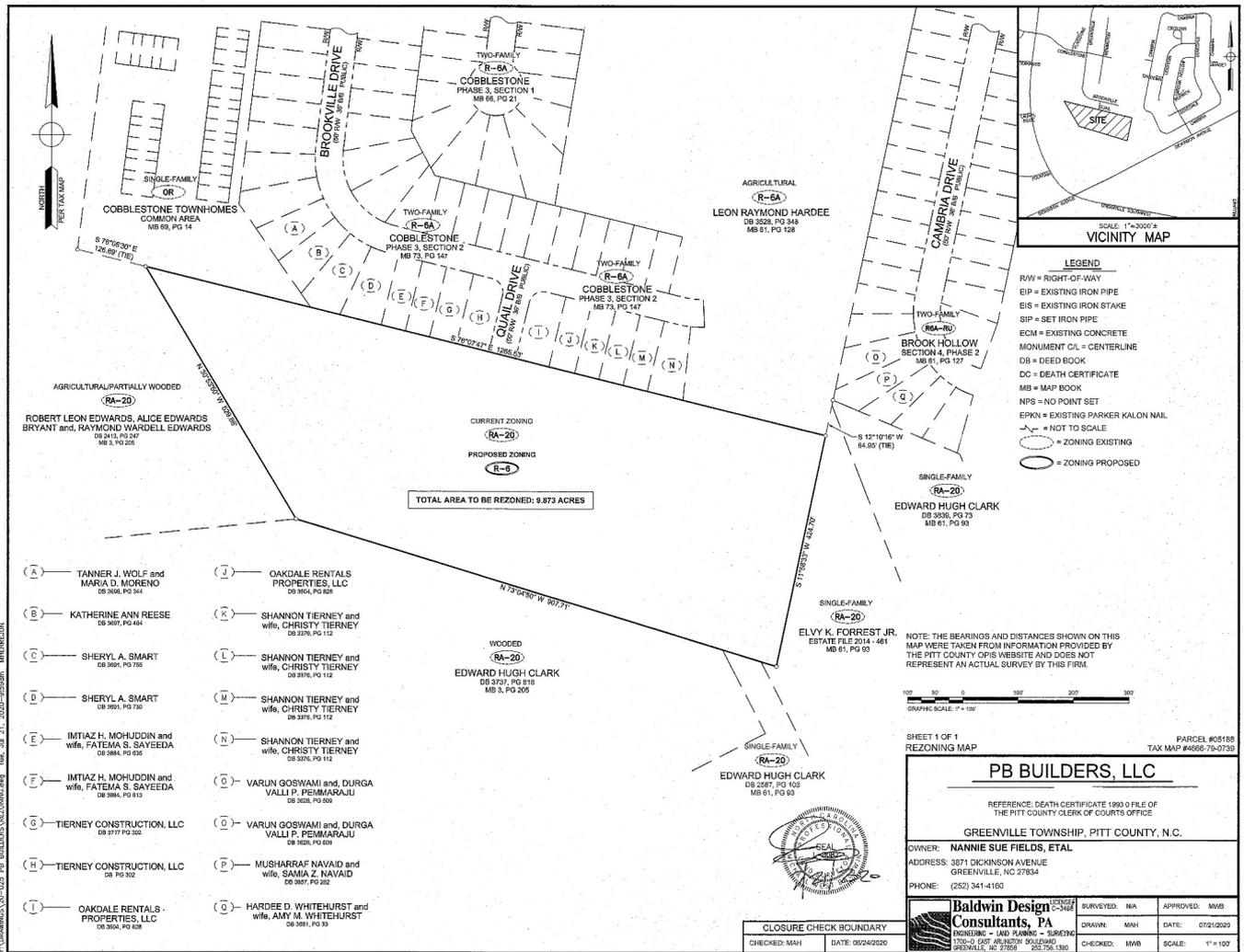


Quail Drive



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Survey 9.873 acres



IN COMPLIANCE WITH 16A-0227, PB BUILDERS REZONING AND THE JULY 21, 2020, REZONING INSTRUCTION



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CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 06/24/2020

	SURVEYED: N/A	APPROVED: MWB
	DRAWN: MAH	DATE: 07/23/2020
CHECKED: MWB	SCALE: 1" = 100'	

SHEET 1 OF 1
REZONING MAP

PARCEL #03188
TAX MAP #4692-75-0729

PB BUILDERS, LLC

REFERENCE: DEATH CERTIFICATE 1993 D FILE OF
THE PITT COUNTY CLERK OF COURTS OFFICE

GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **NANNIE SUE FIELDS, ETAL**
ADDRESS: 3871 DICKINSON AVENUE
GREENVILLE, NC 27854
PHONE: (252) 341-4100

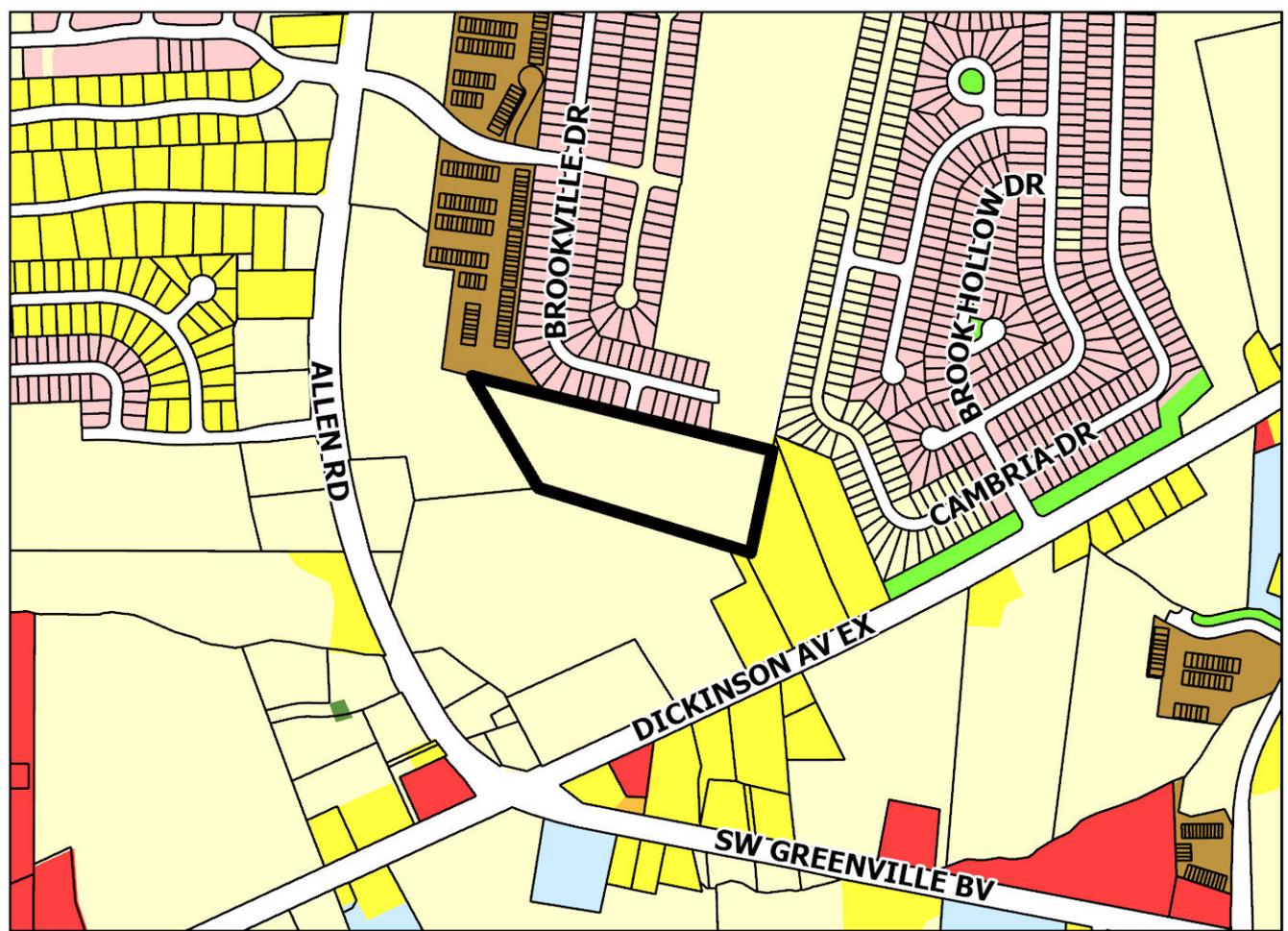
- LEGEND**
- RAW = RIGHT-OF-WAY
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT C/L = CENTERLINE
 - DB = DEED BOOK
 - DC = DEATH CERTIFICATE
 - MB = MAP BOOK
 - NPS = NO POINT SET
 - EPON = EXISTING PARKER KALON NAIL
 - - - = NOT TO SCALE
 - = ZONING EXISTING
 - = ZONING PROPOSED

SCALE: 1"=3000'
VICINITY MAP

Existing Land Use

Existing Land Use

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



0 0.07 0.15 0.3 Miles

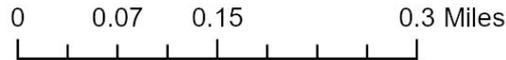
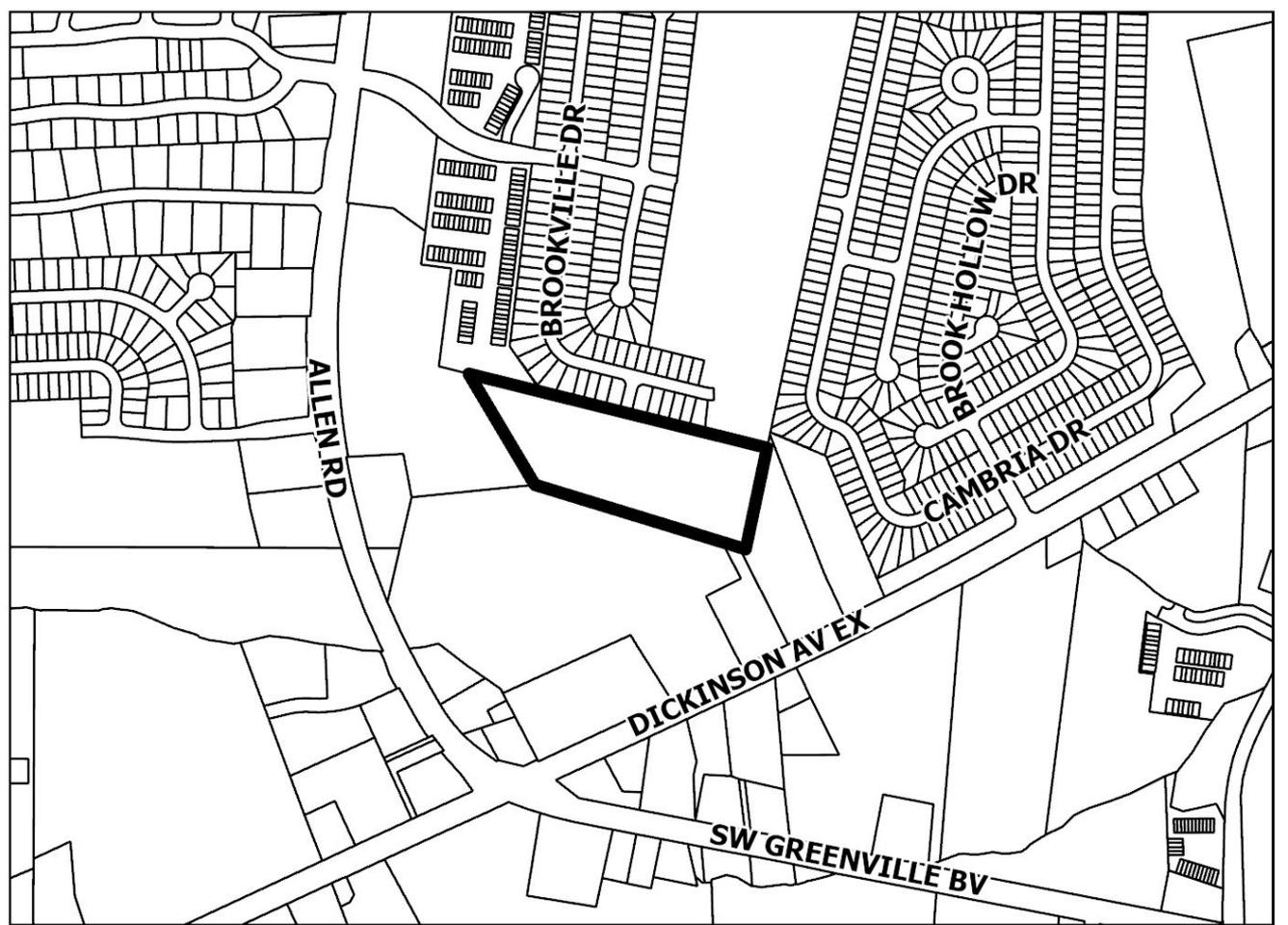
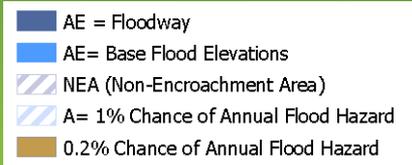


Greenville
NORTH CAROLINA

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Flood Plain Map



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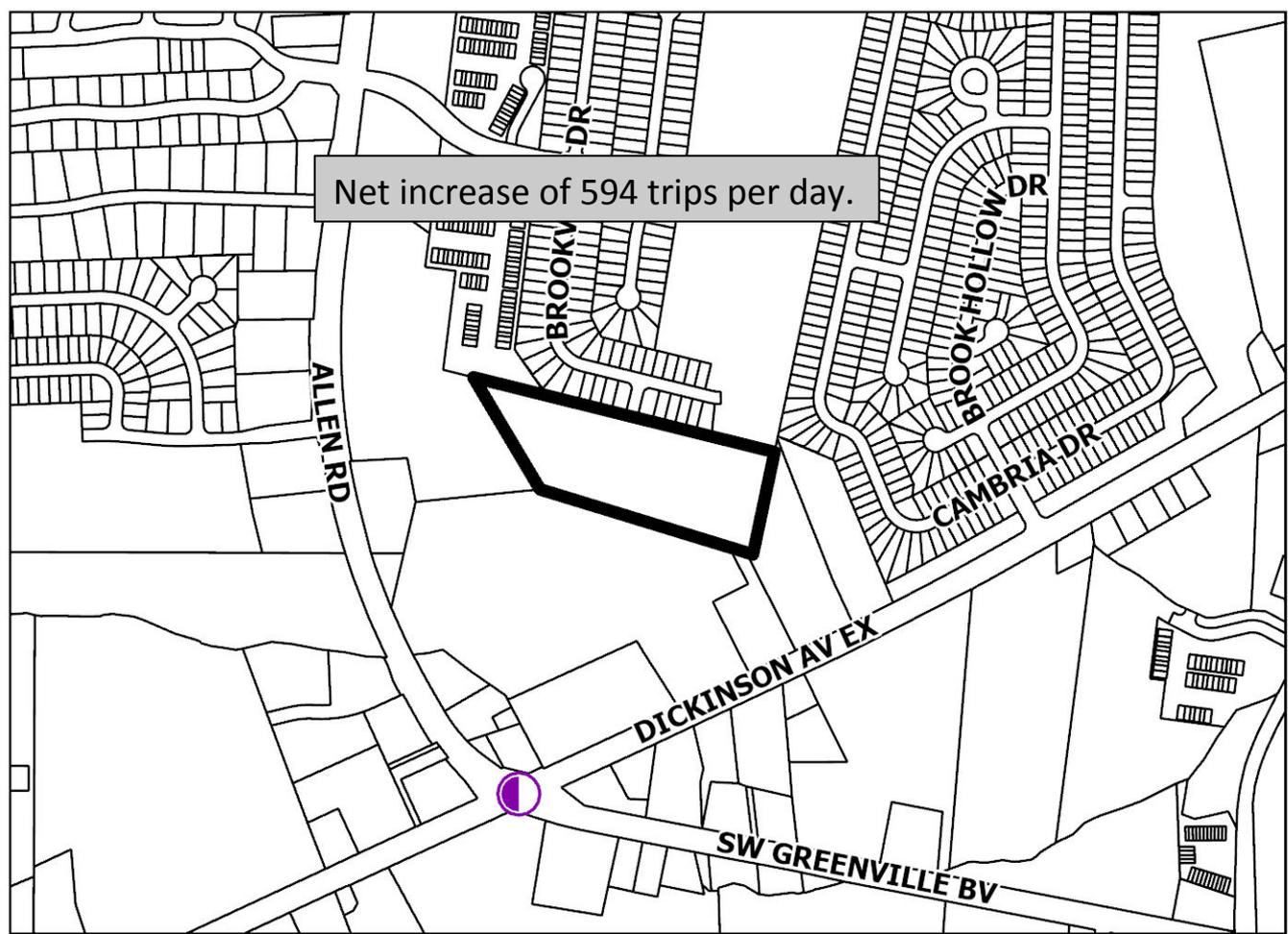
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Activity Centers

Map Legend

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



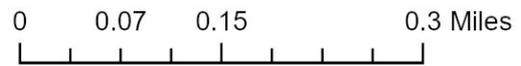
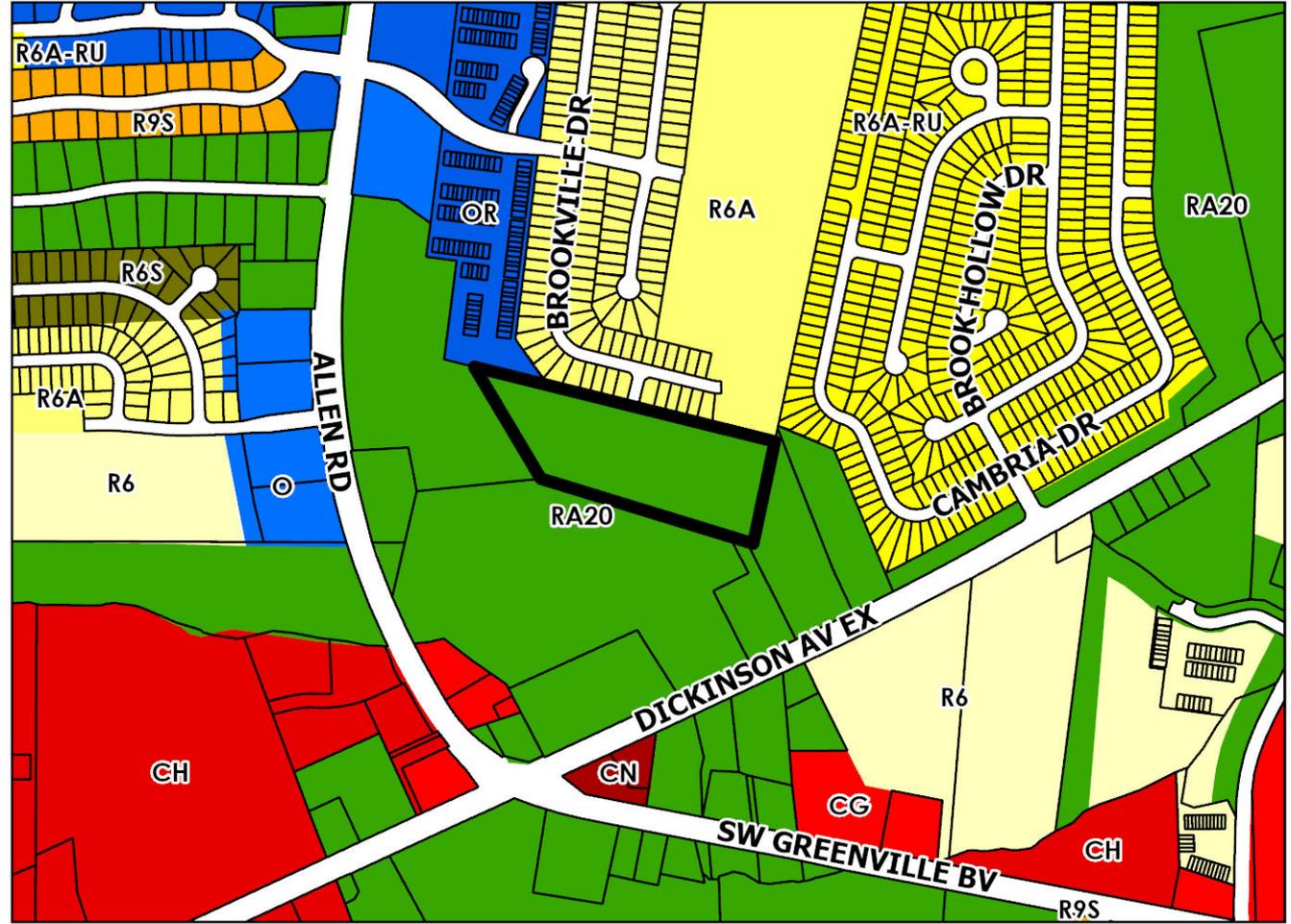
0 0.07 0.15 0.3 Miles



Zoning Map

Map Legend

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



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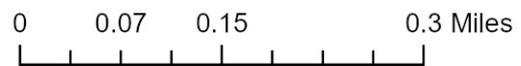
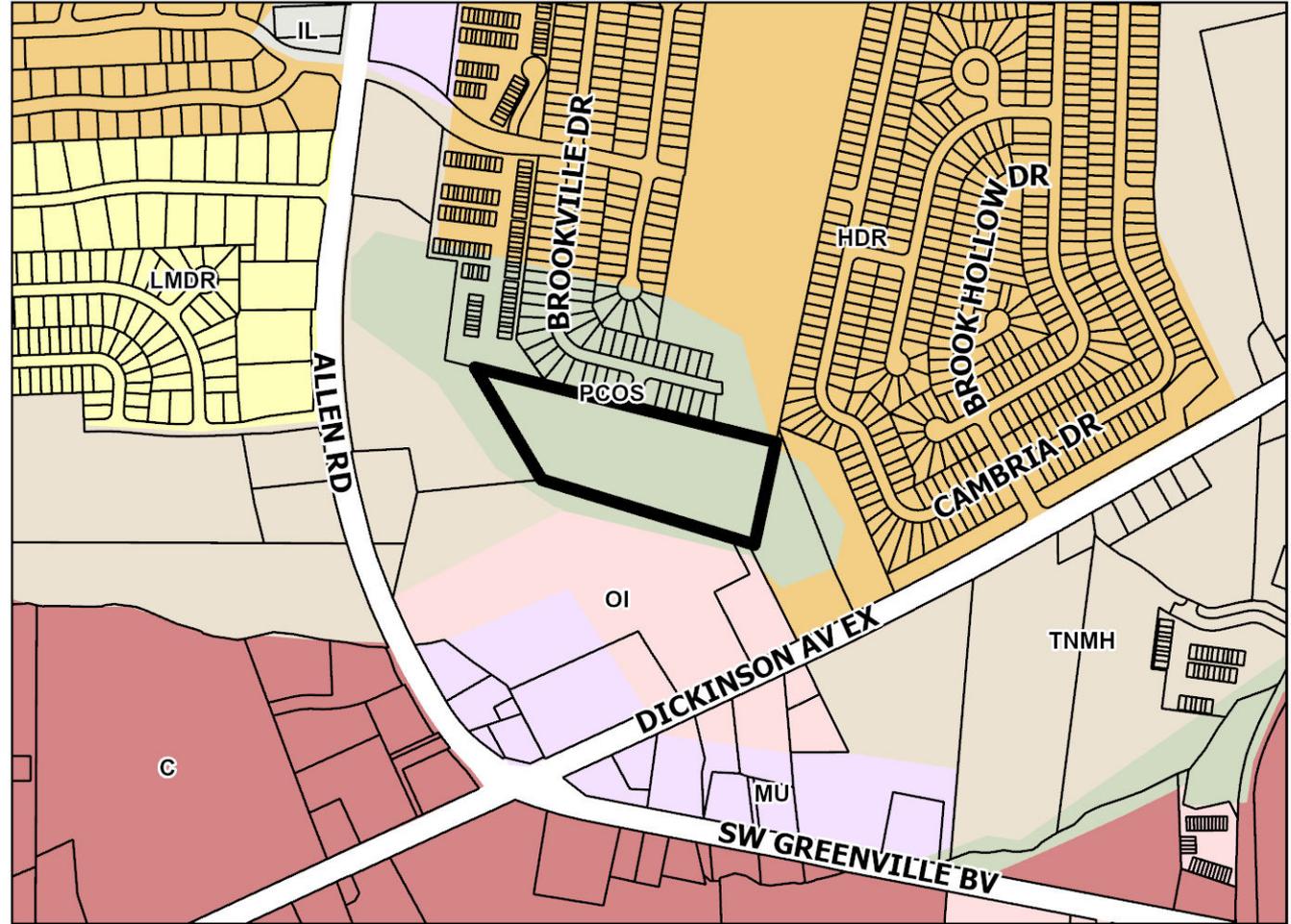
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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



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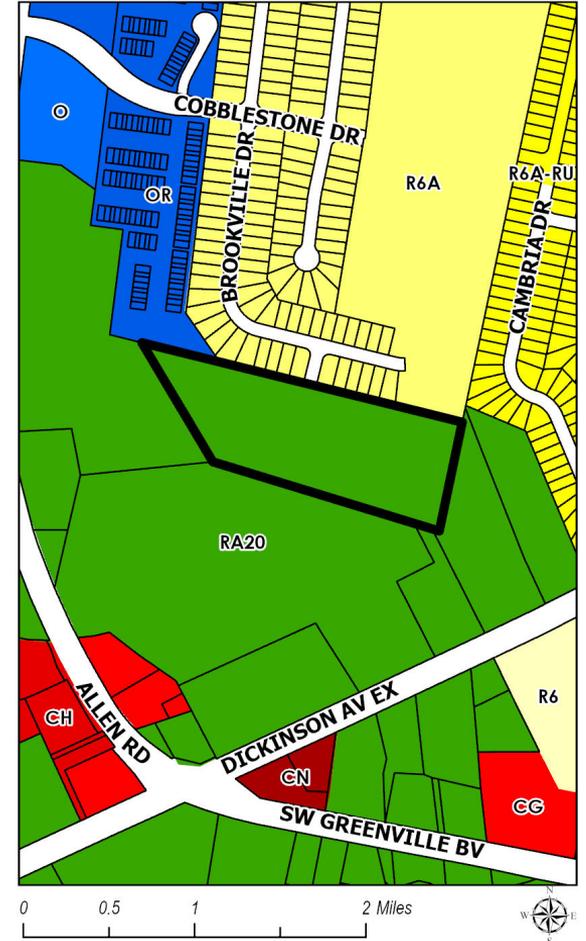
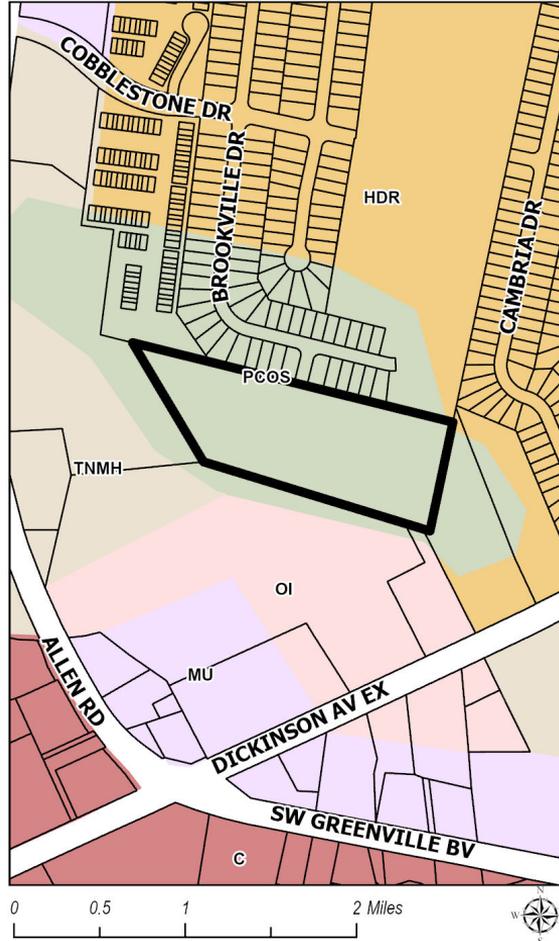


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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P&Z Recommendation

The Planning and Zoning Commission voted unanimously to approve the request at it's August 20, 2020 meeting.



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Item 13

Ordinance requested by Stark Holdings, LLC and Trade Holding Company, LLC to rezone a total of 5.756 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

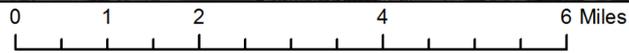
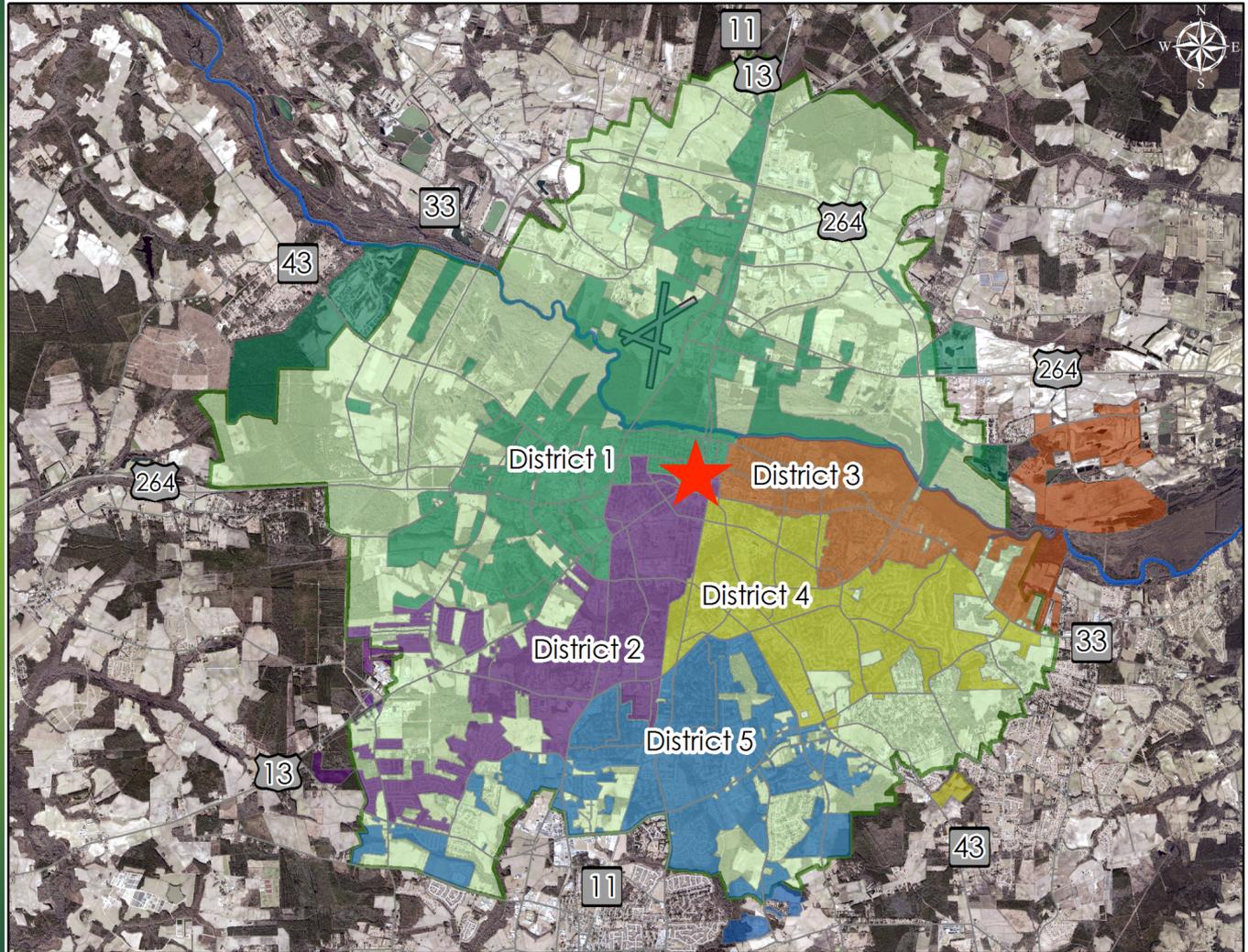
 District 1

 District 2

 District 3

 District 4

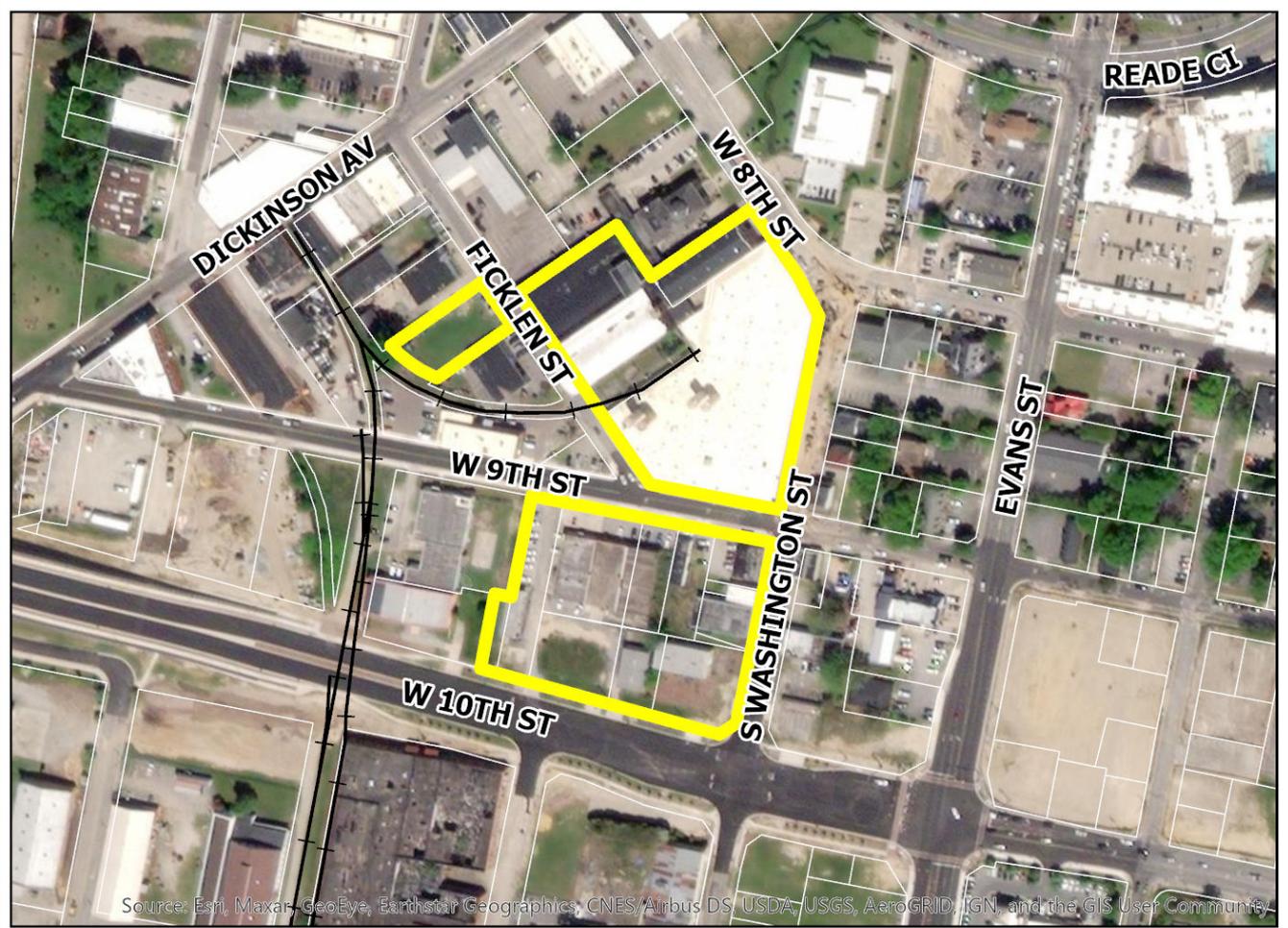
 District 5



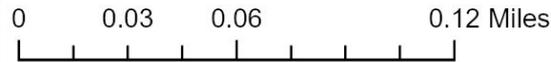
Greenville
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Aerial Map (2016)



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



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W 9th Street

&
Washington
St



Greenville
NORTH CAROLINA

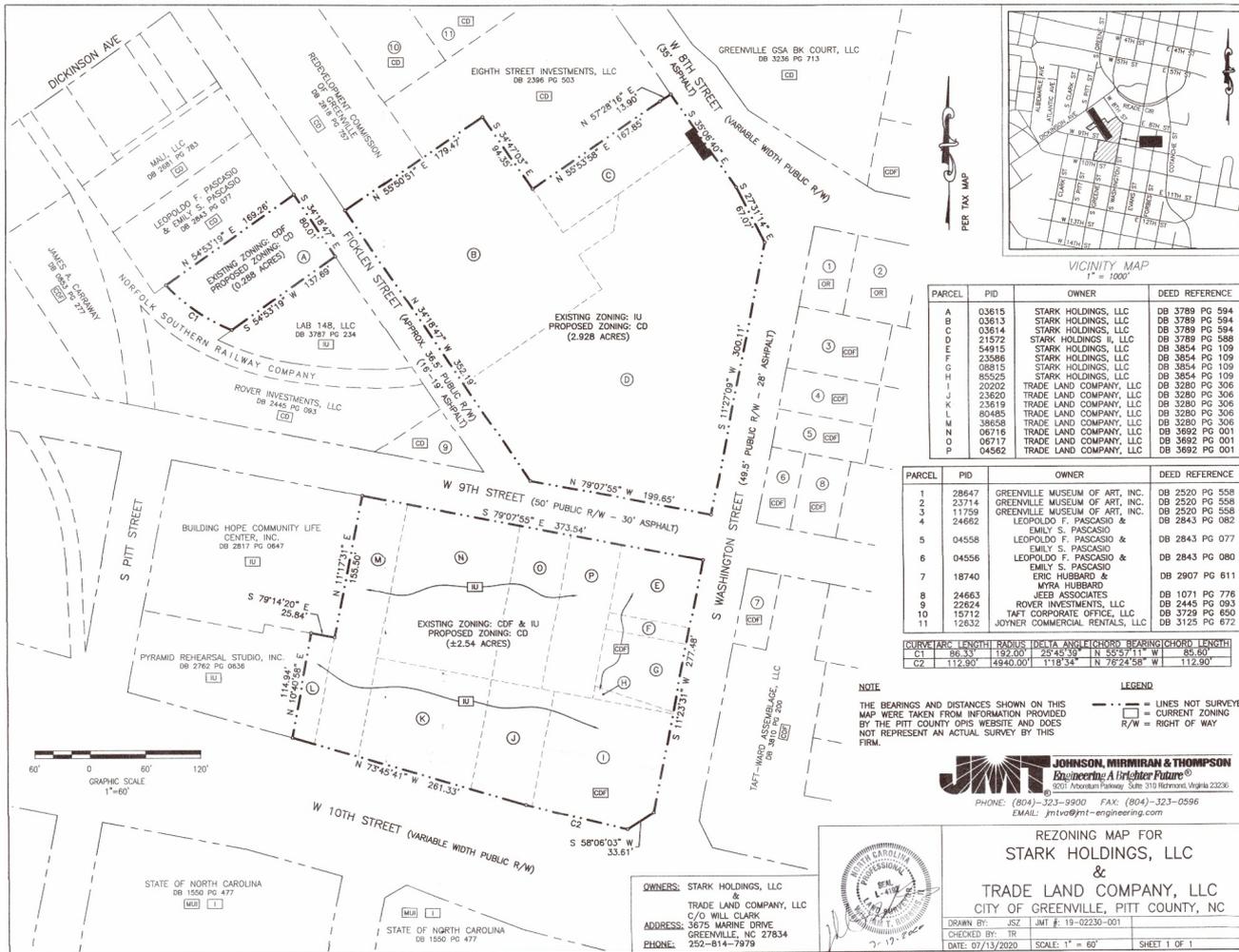
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Survey 5.756 +/- acres



Greenville
NORTH CAROLINA

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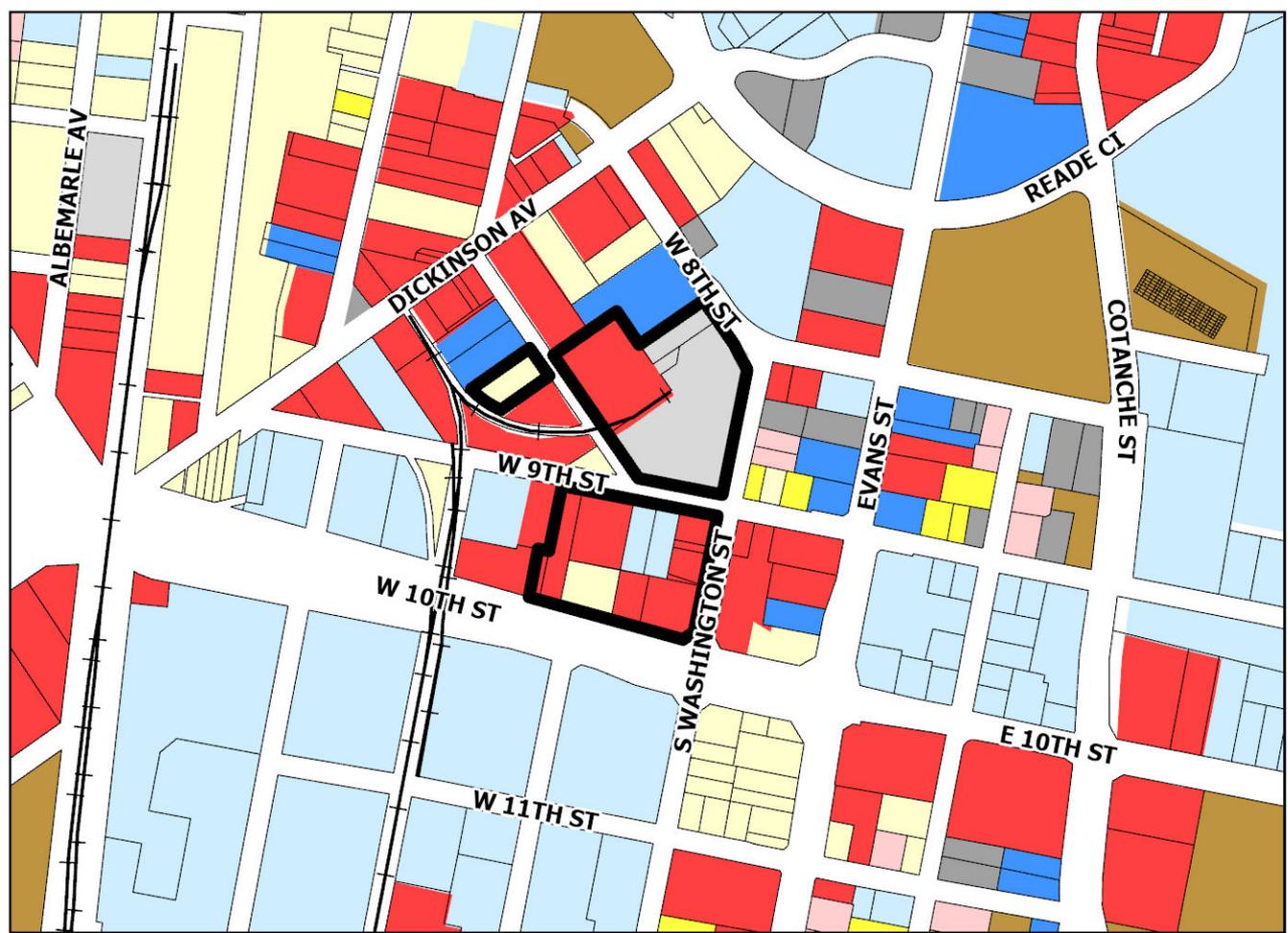


DRAWN BY: JSZ JMT # 19-02230-001
CHECKED BY: TR
DATE: 07/13/2020 SCALE: 1" = 60' SHEET 1 OF 1

Existing Land Use

Existing Land Use

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



0 0.05 0.1 0.2 Miles

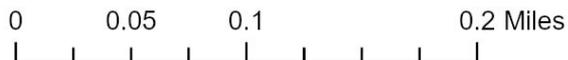
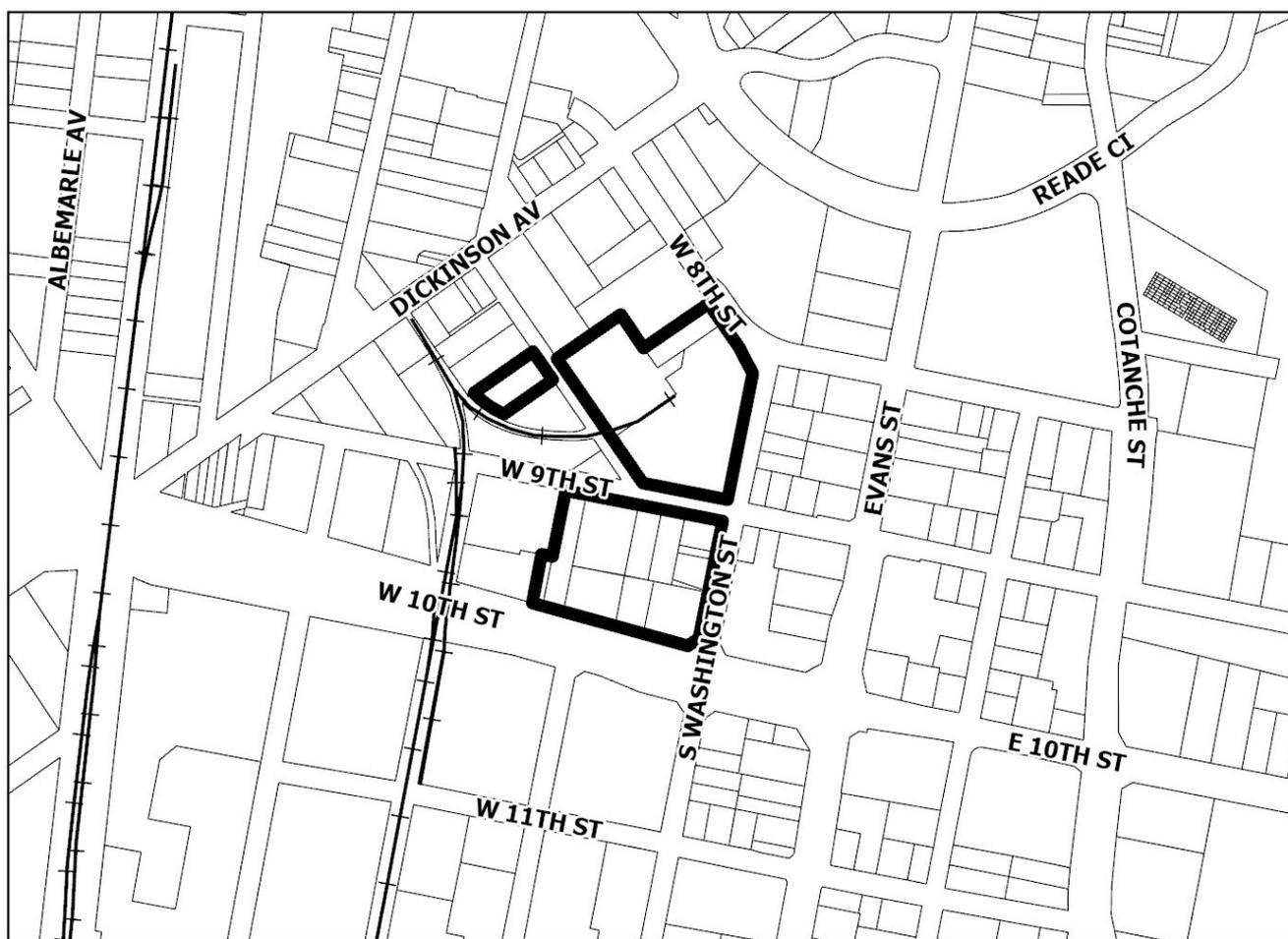
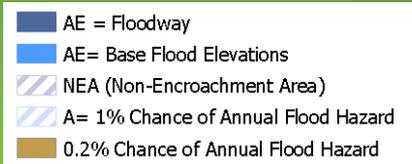


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Flood Plain Map



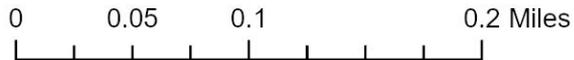
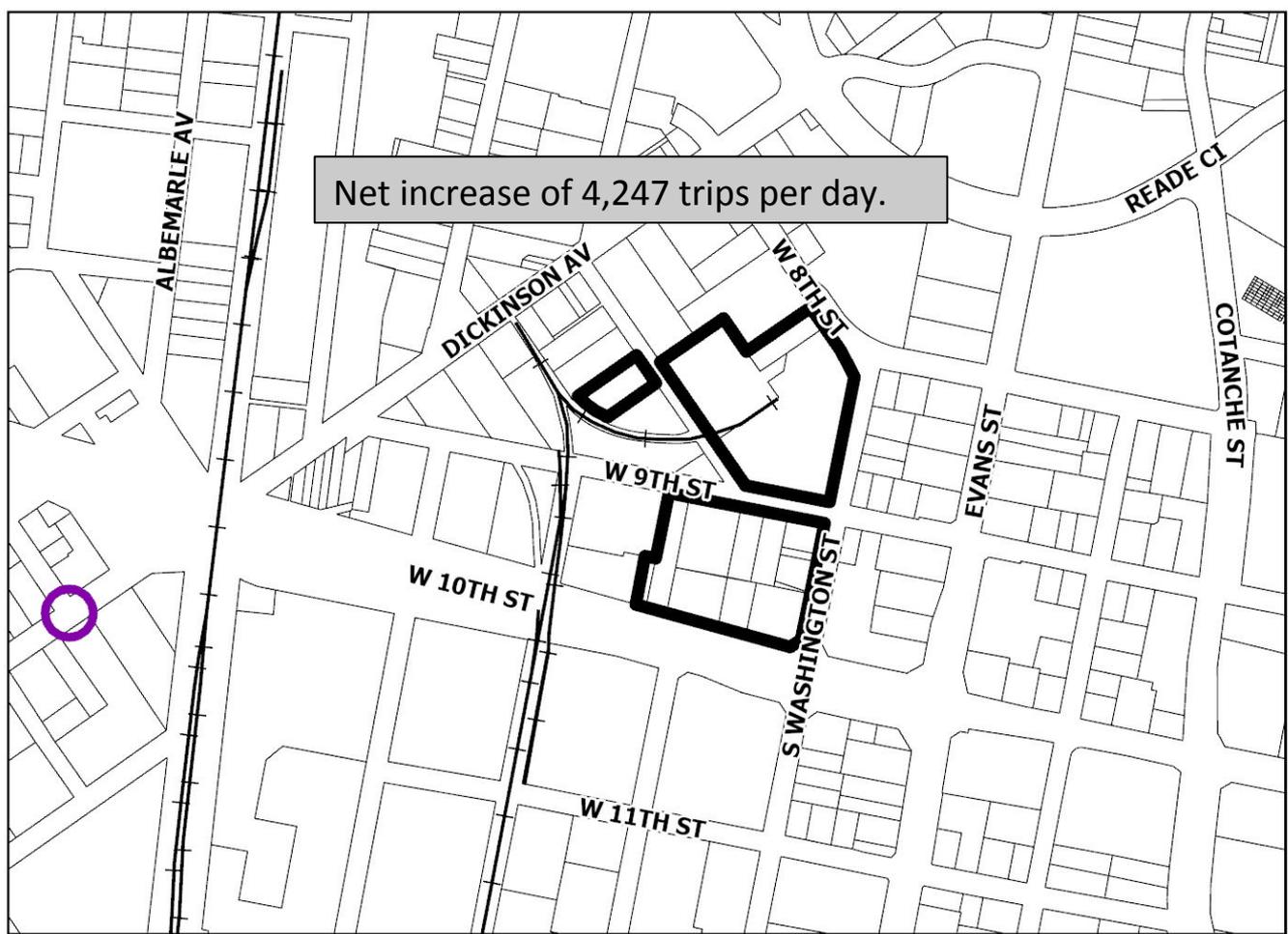
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Activity Centers

Map Legend

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



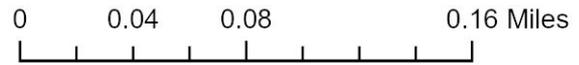
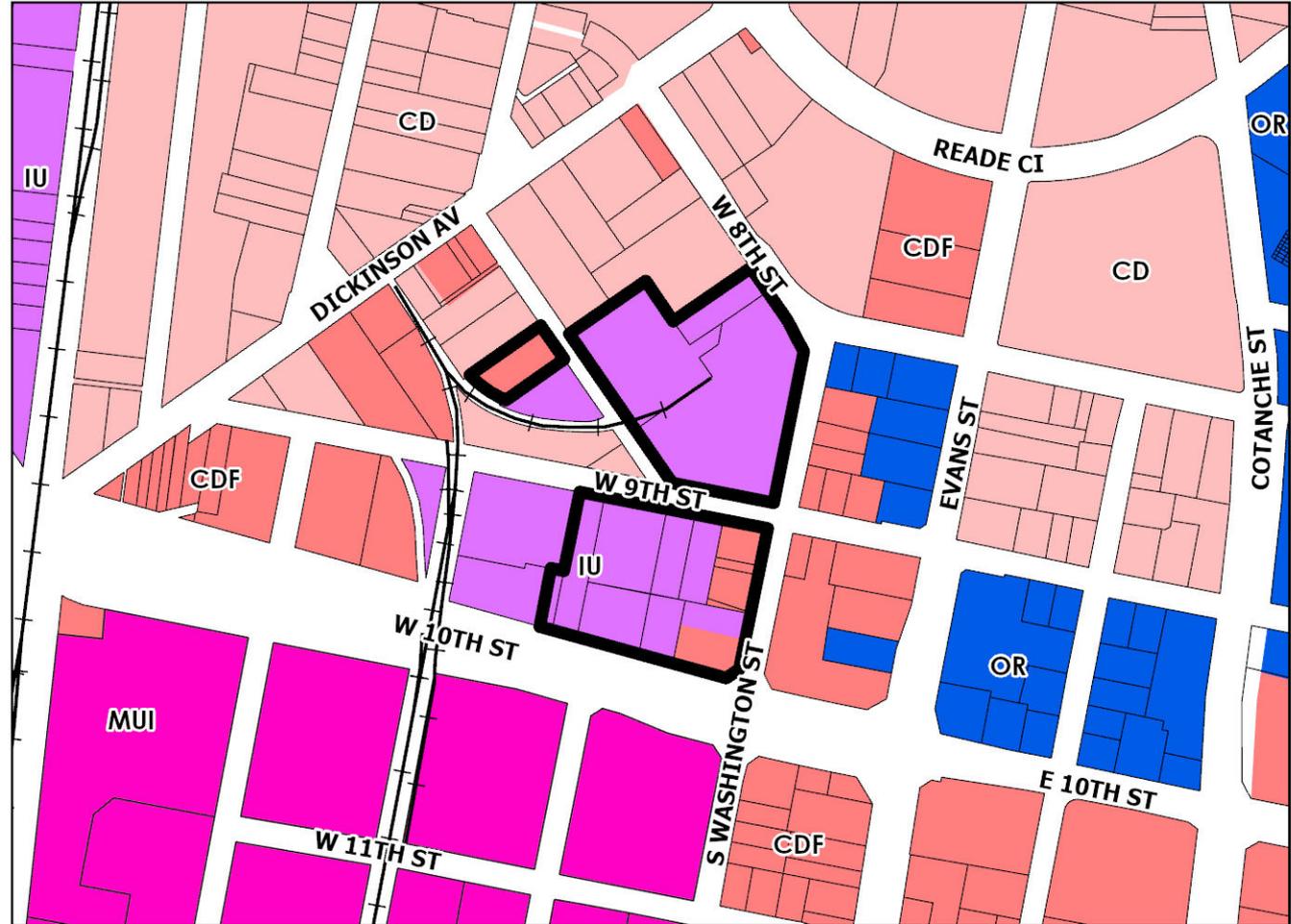
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Zoning Map

Map Legend

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



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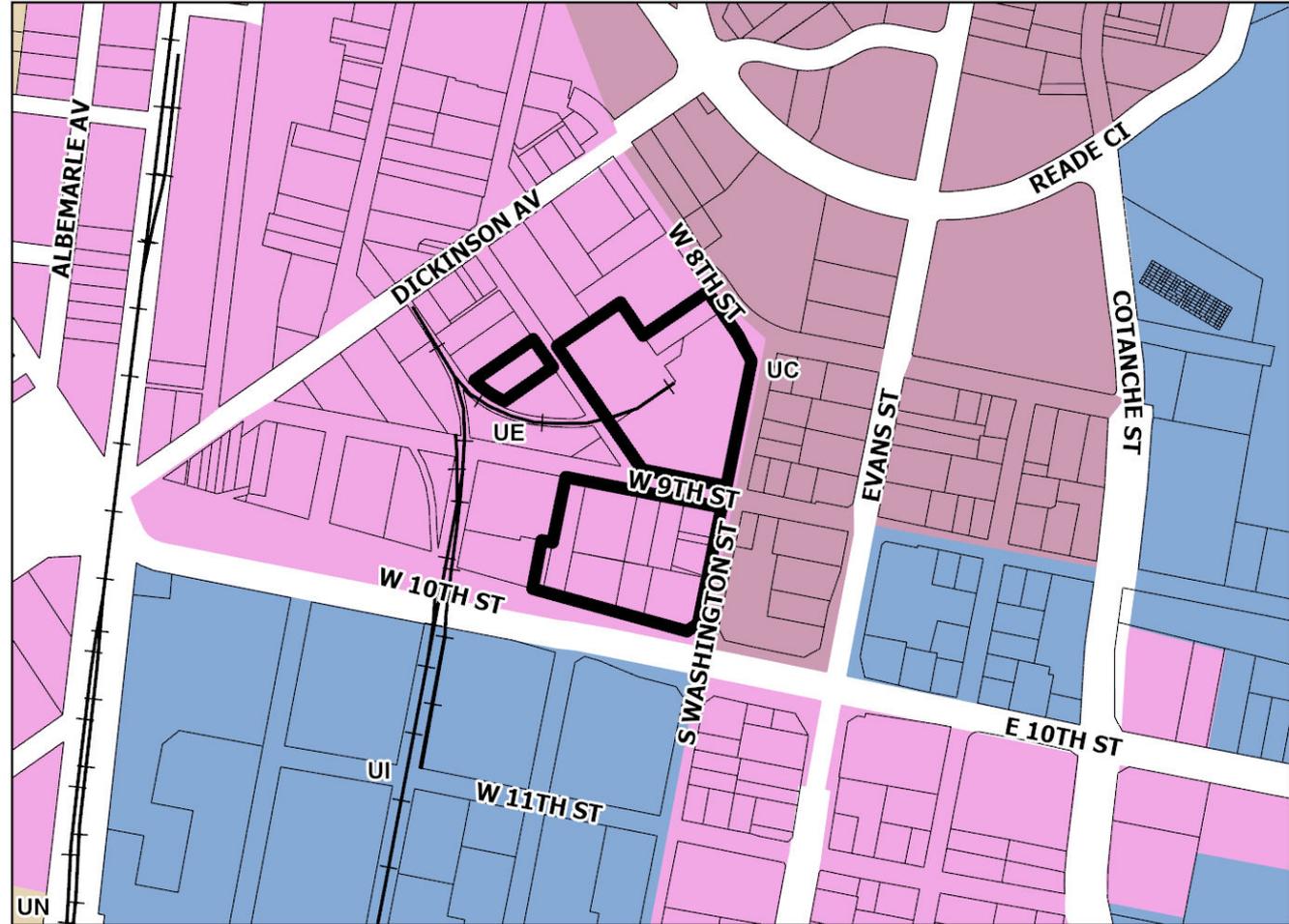
Future Land Use & Character Map

Map Legend

-  Rezoning
-  Land Parcels

Horizons2026 Future Land Use

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-  UE - Uptown Edge
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-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics



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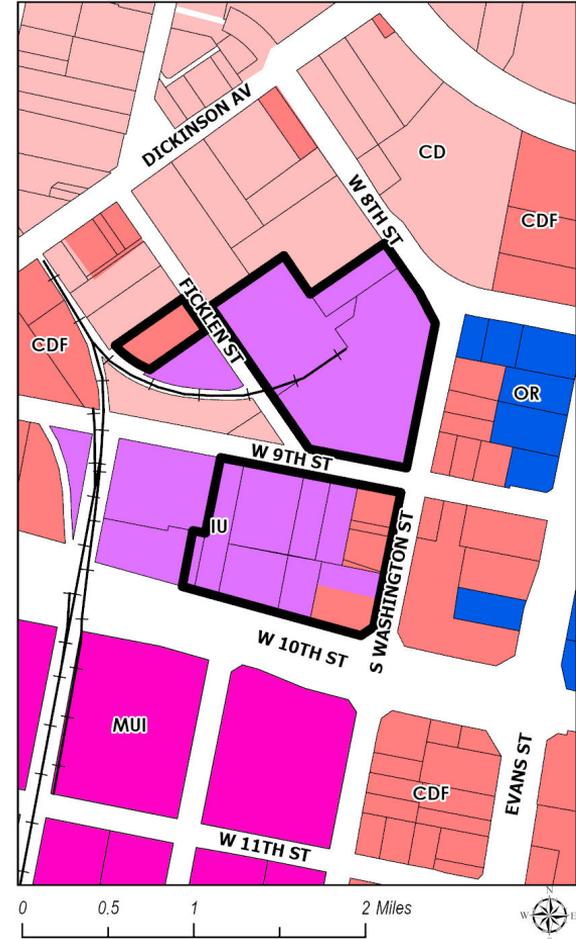
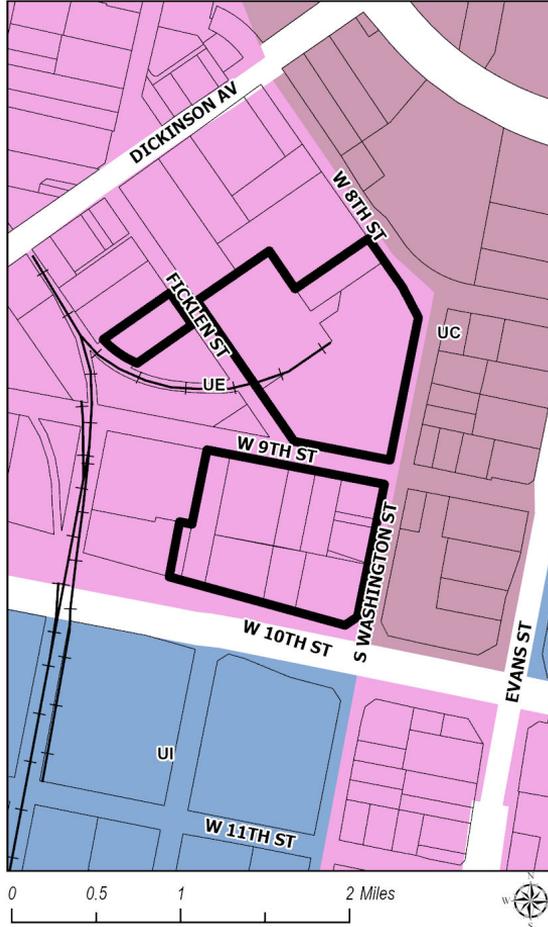


Future Land Use & Character Map

Zoning Map

Map Legend

-  Rezoning Sites
-  Land Parcels



Greenville
NORTH CAROLINA

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P&Z Recommendation

The Planning and Zoning Commission voted unanimously to approve the request at it's August 20, 2020 meeting.



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Item 14

Ordinance requested by Langston Farms, LLC to amend the Future Land Use and Character Map for 1.881 acres



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General Location Map

Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

City Council Voting District

District

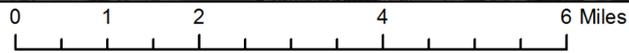
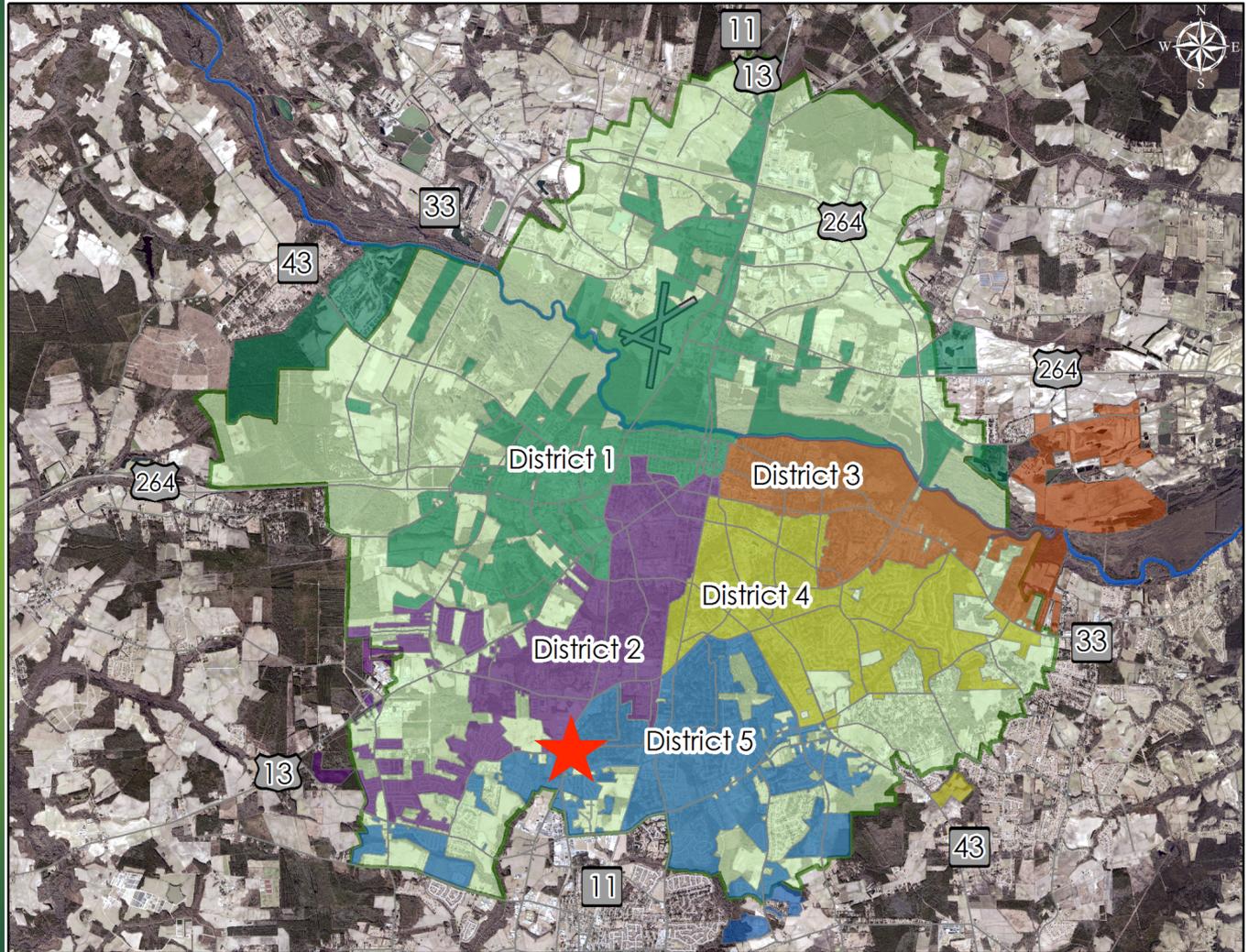
 District 1

 District 2

 District 3

 District 4

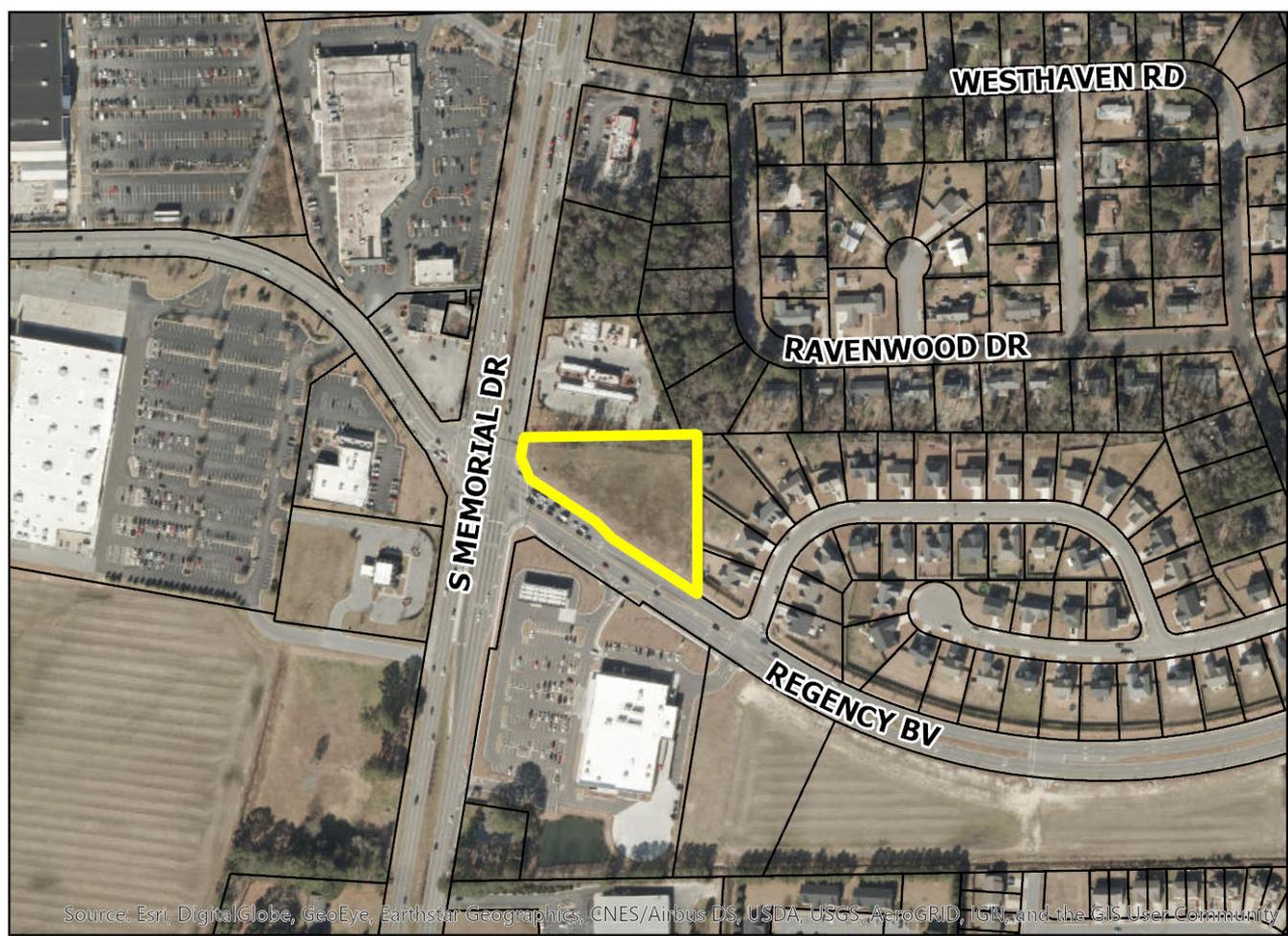
 District 5



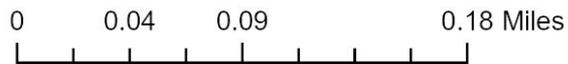
Greenville
NORTH CAROLINA

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Aerial Map (2016)



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



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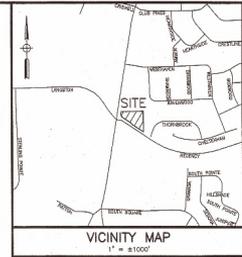
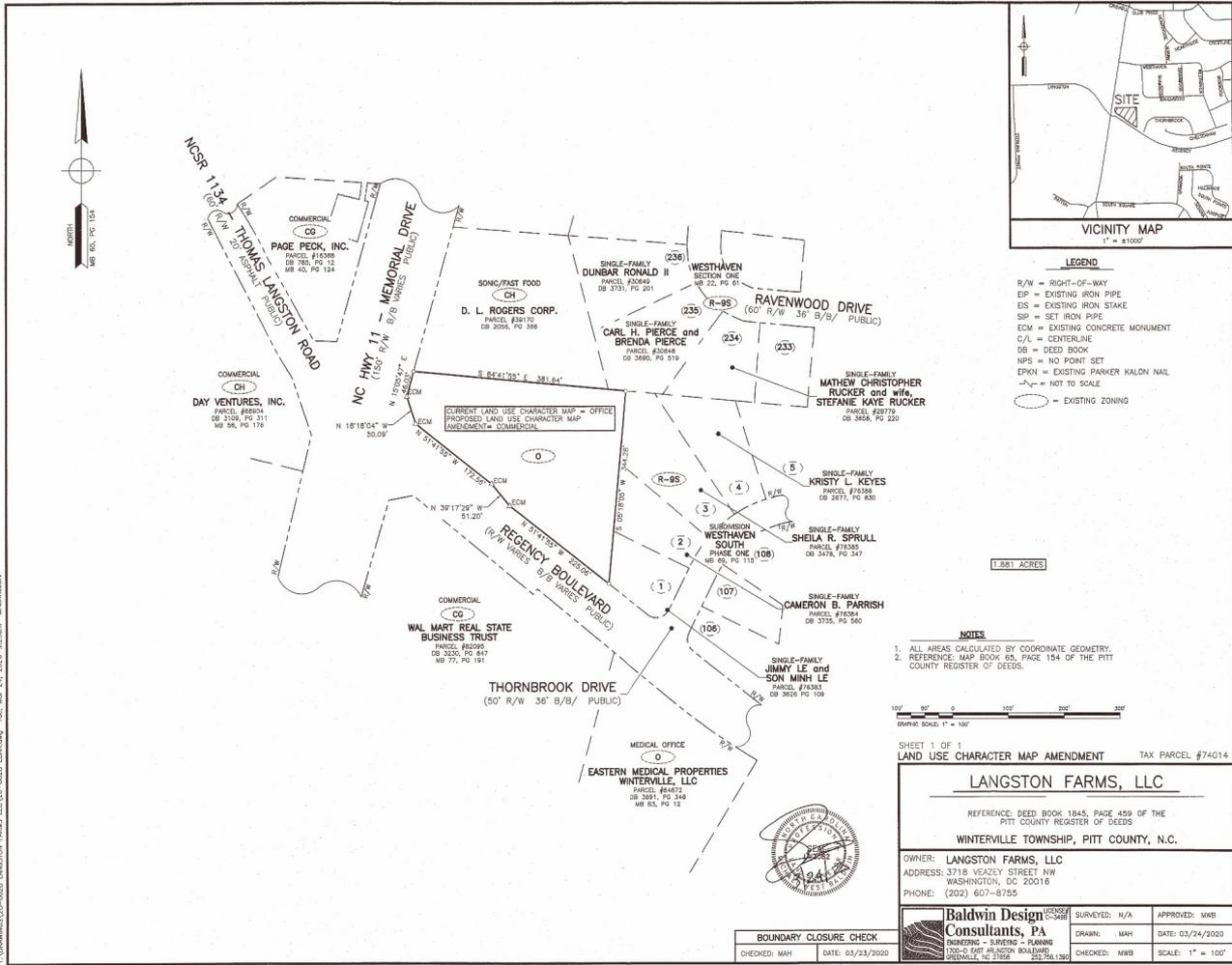


Survey

1.881 acres



T:\PLANS\1500-0000\LANGSTON FARMS L.L.C.\1500-0000 LUMS.dwg, Date: Mar 24, 2020, 3:55:00pm, MFB/SCAR



LEGEND

- R/W = RIGHT-OF-WAY
- EP = EXISTING IRON PIPE
- ES = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKH = EXISTING PARKER KALON NAIL
- = NOT TO SCALE
- = EXISTING ZONING

1.881 ACRES

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: MAP BOOK 65, PAGE 154 OF THE PITT COUNTY REGISTER OF DEEDS.



SHEET 1 OF 1
LAND USE CHARACTER MAP AMENDMENT TAX PARCEL #74014

LANGSTON FARMS, LLC

REFERENCE: DEED BOOK 1845, PAGE 459 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: LANGSTON FARMS, LLC
ADDRESS: 3718 VEAZEY STREET NW
WASHINGTON, DC 20018
PHONE: (202) 607-8755

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1100-D EAST ALANCTON BOULEVARD GREENVILLE, SC 29615</p>	SURVEYED: N/A DRAWN: MAH CHECKED: MMB	APPROVED: MMB DATE: 03/24/2020 SCALE: 1" = 100'
	LICENSE NO. 3508 STATE OF SOUTH CAROLINA PROFESSIONAL ENGINEER EXPIRES 12/31/2023	

BOUNDARY CLOSURE CHECK	
CHECKED: MAH	DATE: 03/23/2020

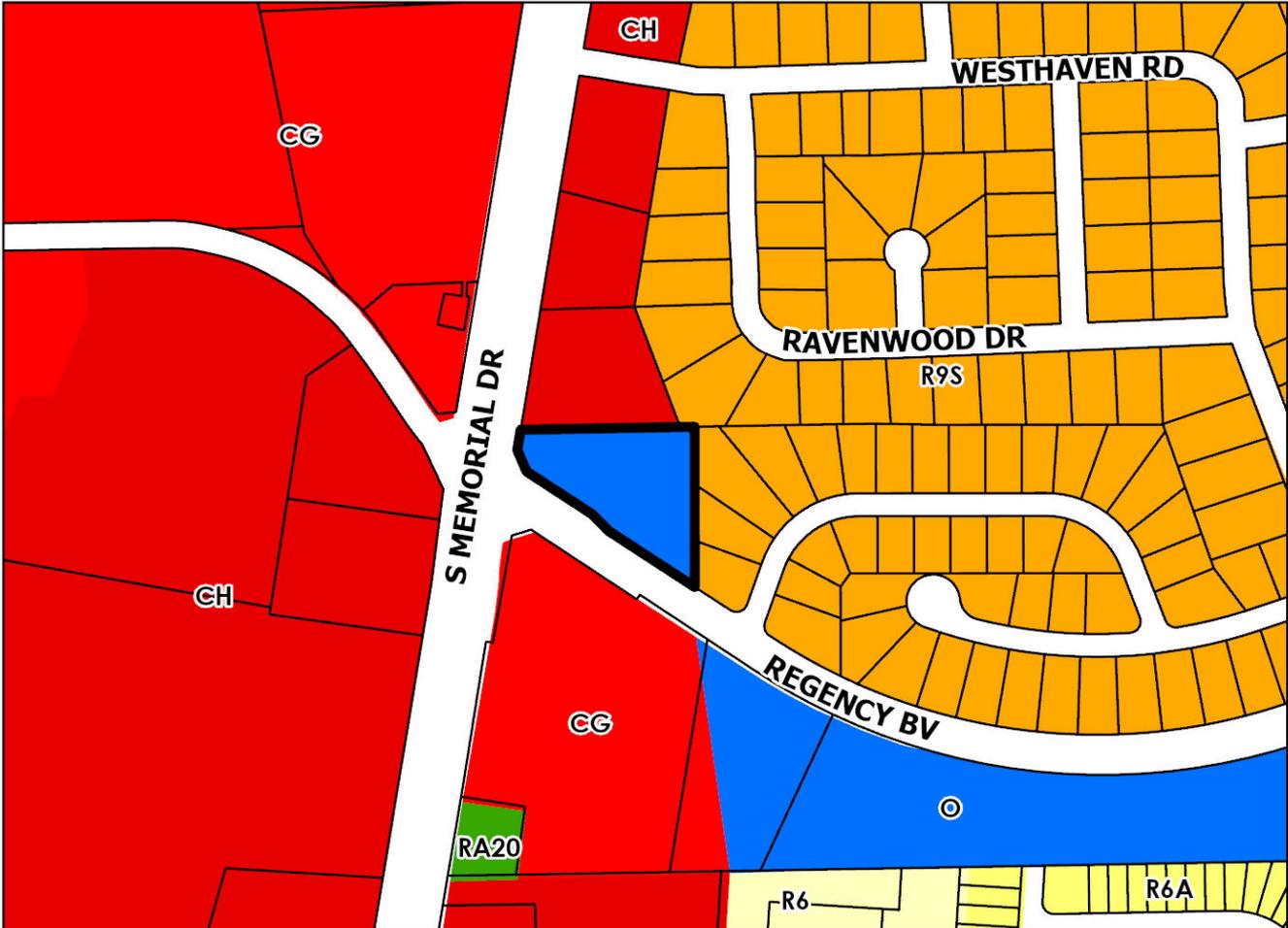


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Zoning Map

Map Legend

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



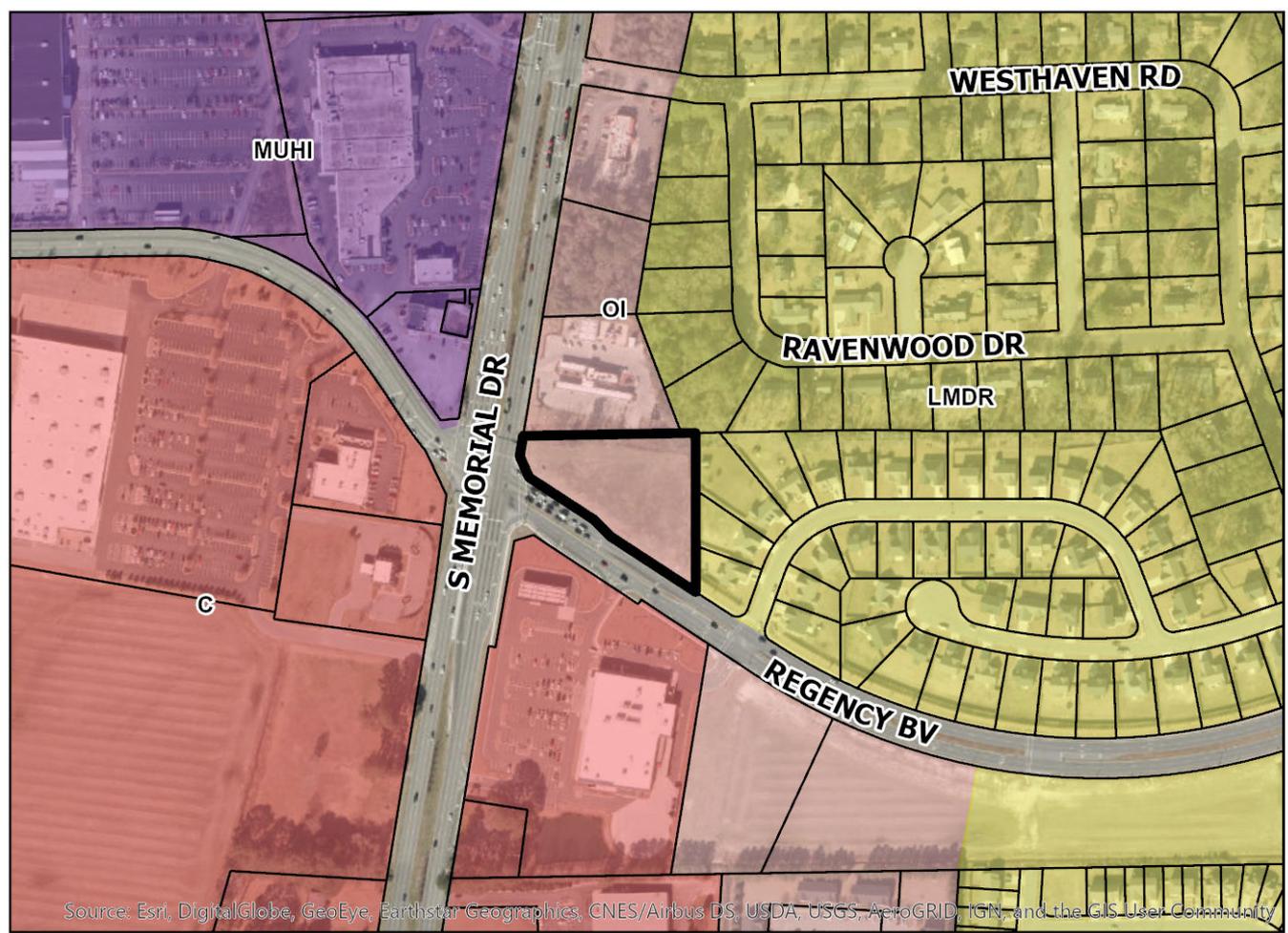
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Future Land Use Map

Horizons2026 Future Land Use

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



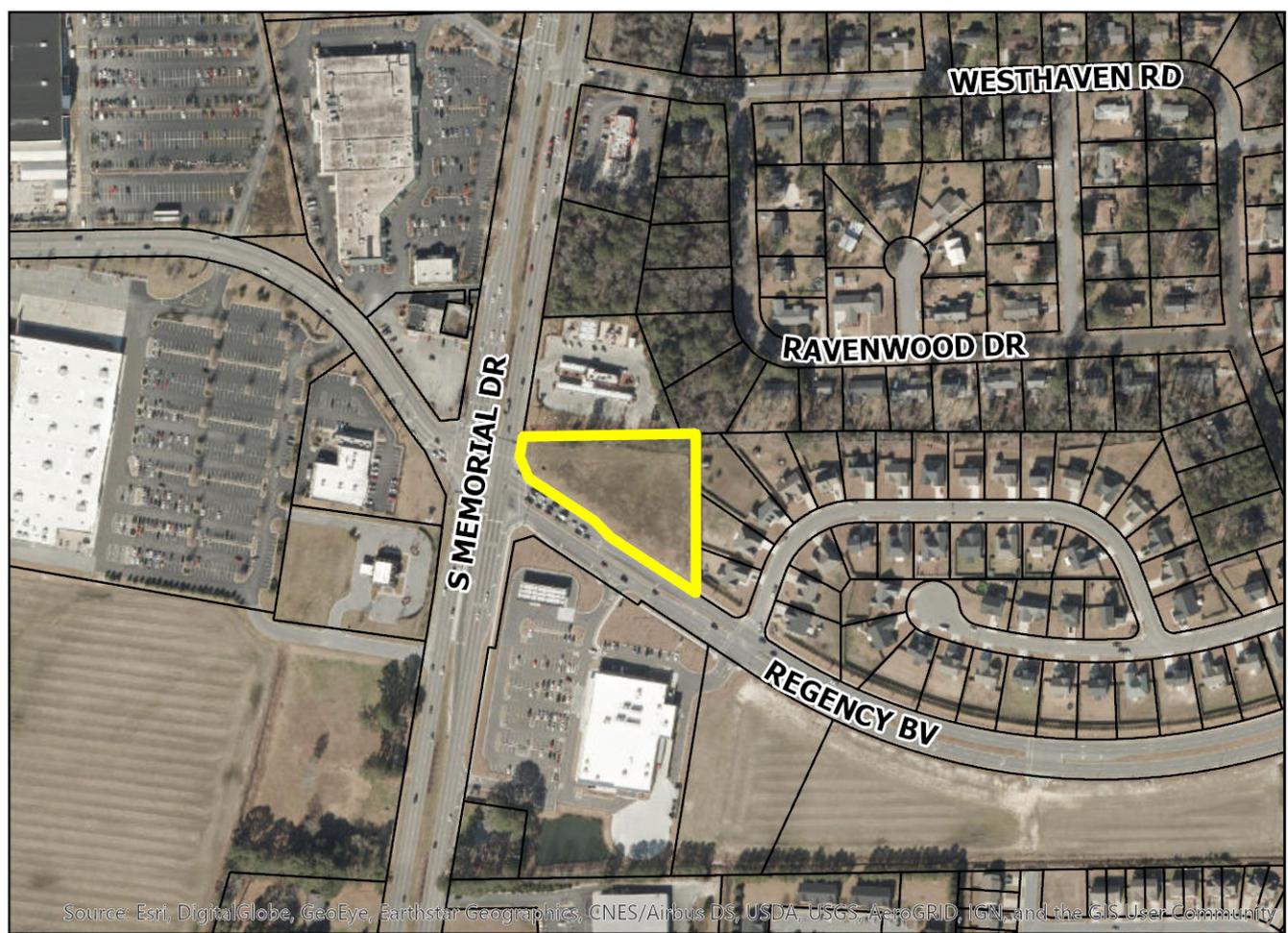
Greenville
NORTH CAROLINA

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0 0.04 0.09 0.18 Miles



Aerial Map (2016)



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



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0 0.04 0.09 0.18 Miles



P&Z Recommendation

The Planning and Zoning Commission voted unanimously to approve the request at it's August 20, 2020 meeting.



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Item 15

Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a use classification and associated standards for small private schools



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History

- John Paul II Catholic High School
- BOA granted a SUP in 2015

- SUP was amended to include the athletic fields by BOA February 2, 2018

- September 25, 2019 City hosted a meeting between JP II reps and neighborhood

- Rezoning request heard by PZC January 21, 2020



January 21, 2020 P&Z Meeting - in response to a rezoning request from JP11, commissioners made a motion that a text amendment be pursued in lieu of the rezoning request due to neighborhood concern.

- Public Hearing held in May; continued in June and July
- 2 City-sponsored public engagements (1 zoom and 1 in-person)
- Various Drafts
- 42 written questions received and responded
- Many phone calls, emails and discussions with city staff and individuals/small groups



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Meeting Dates

May 5, 2020 – Rich Balot held ZOOM meeting with neighborhood and invited staff to attend on the draft text amendment. Staff did a presentation on text amendment and answered questions.

May 19, 2020 – P&Z Commission Meeting

Public hearing was held on the text amendment. Neighborhood asked for more time to work with staff. P&Z adopted a motion to this effect. Continued to June meeting.

June 9, 2020 - Staff met via ZOOM with several homeowners to discuss the text amendment. The homeowners had established a small group within the neighborhoods (Planter's Walk, Planter's Trail and Quail Ridge) to work directly with Rich Balot. The group had already met with Rich Balot and had questions for staff.

June 11, 2020 – Staff met via ZOOM with two homeowners to discuss the SUP.

June 16, 2020 – P&Z Commission Meeting

Staff asked P&Z to continue the item so that all parties could continue to work together. Continued to July meeting.



Meeting Dates (continued)

June 25, 2020 – Staff and City Attorney McGirt had a phone conference with Tom Feller to discuss the SUP and text amendment.

June 30, 2020 – Staff held an in-person meeting at City Hall to discuss the text amendment (approx. 17 people attended including Rich Balot). The neighborhoods requested staff to hold an additional meeting via ZOOM because many people didn't attend the in-person meeting due to COVID.

July 16, 2020 – Staff held a follow-up ZOOM meeting (approx. 30 people attended).

July 21, 2020 - P&Z Commission Meeting
Staff asked P&Z to continue the item so that all parties could continue to work together. Continued to August meeting.

July 20, 2020 – Rich Balot and the neighborhoods met on-site to test sound and lights.

August 18, 2020 - P&Z Commission Meeting (Recommended approval 5-3)

September 9th, 2020 – Staff held an in person meeting with Rich Balot and three representatives from the neighborhood to reach a compromise.



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Online Resources



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Greenville
NORTH CAROLINA

Services Our City **Government** Business I Want To... Q

Contact Us

- + Administrative Division
- + Code Enforcement Division
- + Community Relations
- + Historic Preservation
- + Housing Division
- National Community Development Week
- + Inspections Division
- + Neighborhoods
- Planning Division**
- Plans, Maps, and Applications
- Zoning Ordinances

Related Links

- [American Planning Association](#)
- [Census Bureau](#)
- [Housing and Urban Development \(HUD\)](#)
- [NC Department of Insurance](#)

Planning Division

Font Size: [Share & Bookmark](#) [Feedback](#) [Print](#)

 Building Inspections	 Community Relations	 Economic Development
 Housing	 Neighborhoods	 Planning

[SMALL PRIVATE SCHOOL TEXT AMENDMENT Q & A \(Part 1\)](#)

[SMALL PRIVATE SCHOOL TEXT AMENDMENT Q & A \(Part 2\)](#)

[SMALL PRIVATE SCHOOL TEXT AMENDMENT Q & A \(Part 3\)](#)

[SMALL PRIVATE SCHOOL TEXT AMENDMENT Q & A \(Part 4\)](#)

[SMALL PRIVATE SCHOOL TEXT AMENDMENT DRAFT ORDINANCE - JULY 29, 2020](#)

Definition

School; small, private. A private educational institution providing full time instruction and 3 including accessory facilities traditionally associated with a program of study, which meets the 4 requirements of the laws of the state, that has no more than 500 students.



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Definition

1 **SEC. 9-4-22 DEFINITIONS.**

2

3 School; small, private. A private educational institution providing full time instruction and
4 including accessory facilities traditionally associated with a program of study, which meets the
5 requirements of the laws of the state, that has no more than 500 students.

6

7 **SEC. 9-4-103 SPECIAL STANDARDS FOR SPECIFIC USES.**

8

9 (EE) School; small, private

- 10 1. All associated recreational facilities shall be treated as an accessory use.
- 11 2. No musical concerts shall be held at any outdoor recreation field located at the Small
12 Private School. This prohibition shall in no aspect be interpreted so as to preclude
13 marching or other school bands practicing on any such outdoor recreation field or
14 performing during any sporting or other event, including pep rallies.
- 15 3. May be located on one or more parcels of land.
- 16 4. All new driveways and new perimeter parking areas shall be placed as far from abutting
17 residential properties as is reasonably practical as determined by the Director of
18 Engineering or their designee.
- 19 5. Parking requirements shall either comply with the Article O requirements for School:
20 elementary and junior high, or School: senior high depending on grades served, k-8 and
21 9-12 respectively. In the event that any outdoor recreation fields are located at a school
22 serving grades k-8 then an additional requirement of one space per 10 seats shall also be
23 enforced.
- 24 6. Loading and unloading of students shall be off-street.
- 25 7. Maximum building coverage shall not exceed the underlying district requirements.
- 26 8. Notwithstanding the Noise Ordinance of the City of Greenville, there shall be no
27 amplified sound not related to ongoing athletic competitions or school events. Operation
28 of the sound and lighting components of the outdoor recreational facilities by entities
29 other than the associated school(s) shall be limited to one occurrence per **week month**. An
30 occurrence means third party usage of either the lights, amplified sound or both at once
31 and will consist of one event on one day. One week will be interpreted as being Monday-
32 Sunday. **No amplified sound for said occurrence will be permitted past 9:00pm.**
- 33 9. On weekends (Friday-Saturday) the hours of operation for outdoor recreation fields for
34 any game, event, or practice shall not exceed one (1) hour after the end of the game,
35 event, or practice and/or 11pm, whichever comes first. On Sunday the hours of operation
36 shall not exceed 5:00 pm. On all other days the hours of operation shall not exceed 9:30
37 pm.
- 38 10. No outdoor amplified sound equipment shall be operated prior to 9:30 am.



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Definition

- 39 11. No outdoor amplified sound equipment shall produce a sustained decibel level higher
40 than 75 at an adjacent property line. Sustained shall be taken to mean an average reading
41 observed over the course of 20 seconds.
- 42 12. Notwithstanding the foregoing provisions there shall be no restriction on use of amplified
43 sound equipment that produces 60db or less as measured at any property line between the
44 hours of 9:30am and 9:30pm
- 45 13. Lighting of outdoor sports fields and performance areas shall be designed to meet the
46 standards found in the document "Lighting Standards for the City of Greenville" as well
47 as in accordance with the following requirements:
- 48 a. All such lighting fixtures shall be equipped with a glare control package (e.g.
49 directional LED lighting, louvers, shields or similar devices), and any fixtures
50 shall be aimed so that their beams are directed within the playing or performance
51 area.
- 52 b. Light levels at adjacent property lines shall not exceed ambient light levels by 0.5
53 foot candles in any circumstance.
- 54 d. Light measurement technique: Light level measurements shall be made at the
55 property line of the property upon which light to be measured is being generated.
56 Measurements will first be taken with the light off and then with the light on to
57 establish a baseline for ambient light conditions. If measurement on private
58 property is not possible or practical, light level measurements may be made at the
59 boundary of the public street right-of-way that adjoins the property of the
60 complainant or at any other location on the property of the complainant.
61 Measurements shall be made at finished grade (ground level), with the light
62 registering portion of the meter held parallel to the ground pointing up. The meter
63 shall have cosine and color correction and have an accuracy tolerance of no
64 greater than plus or minus five percent. Measurements shall be taken with a light
65 meter that has been calibrated within two years. Light levels are specified,
66 calculated and measured in foot candles.
- 67 e. In the event a dispute between the City and the property owner or lessee over the
68 validity of any light measurements taken by the City arises, then at the expense of
69 the party disputing the claim, an independent engineer may be hired to conduct
70 new measurements. The engineer shall be licensed by the state and shall take all
71 measurements while accompanied by a representative of the city. Both parties
72 shall certify the readings on the independent engineer's light meter and
73 measurements shall be taken in the same way as described above in 9-4-103
74 (EE)(7)(d).



SUP	Text Amendment
Site plan approval required	Site plan approval required
School and athletic complex one entity	School and athletic complex must be affiliated
School and athletic complex can not be operated separately	Athletic fields can not operate independently of the school
No parking or driveways along perimeter of site	No parking or driveways along perimeter of site as far as is practically possible
Parking will comply with standards for high school and stadium	Parking complies with standards for high schools with recreational fields

SUP

Text Amendment

Light shall not be a nuisance or hazard

Ambient light levels not to exceed .5 footcandles at property line. Limitations on hours of operation for light equipment

Light cone will not encroach onto surrounding property

Light fixtures must have a glare control package/
directional LEDs installed

No clear standard for light measurement

Standard for intensity and measurement for lights

SUP	Text Amendment
No third party usage of athletic facilities	Third parties can use light/sound equipment once per week
No outdoor amplified sound not associated with sporting events	No outdoor amplified sound not related to school or once per week third party athletics. Hours of operation for sound equipment
No restrictions on hours of operations	Weekday and weekend hours of operation (Week defined as Monday- Sunday)
No sound limit for athletic events	Sound limited to 75 decibels

P&Z Recommendation

The Planning and Zoning Commission voted 5-3 to approve the request at it's August 20, 2020 meeting.



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Compromise Agreement

1. Unlimited use of the sound system by all parties below the 60 dB level.
2. The School will have unlimited use of sound (up to 75db amplified) and lights within the time restrictions (start after 9:30am, finish by M-Th 9:30 pm, F-Sa 11:00pm, Su 5:00pm)
3. Third parties may use sound and lights once per month. Their use is subject to the guidelines described for the school, except with a 9:00pm endpoint for sound.
4. All lights and amplified sound must be off within one hour of the ending of an event.



Item 16

Resolution to Close a Portion of Josh Court



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Explanation: This item is to consider the closure of a portion of the Josh Court. Josh Court is located north of Davenport Farm Road in Taberna Subdivision.

A portion of the Cul-de-sac will be removed and the street extended into the adjoining property by the petitioner.

Staff Comments: Staff and GUC request a utility easement over and upon the street section to be closed.



Item 17

Resolution to Close a Portion of Ridgeway Street



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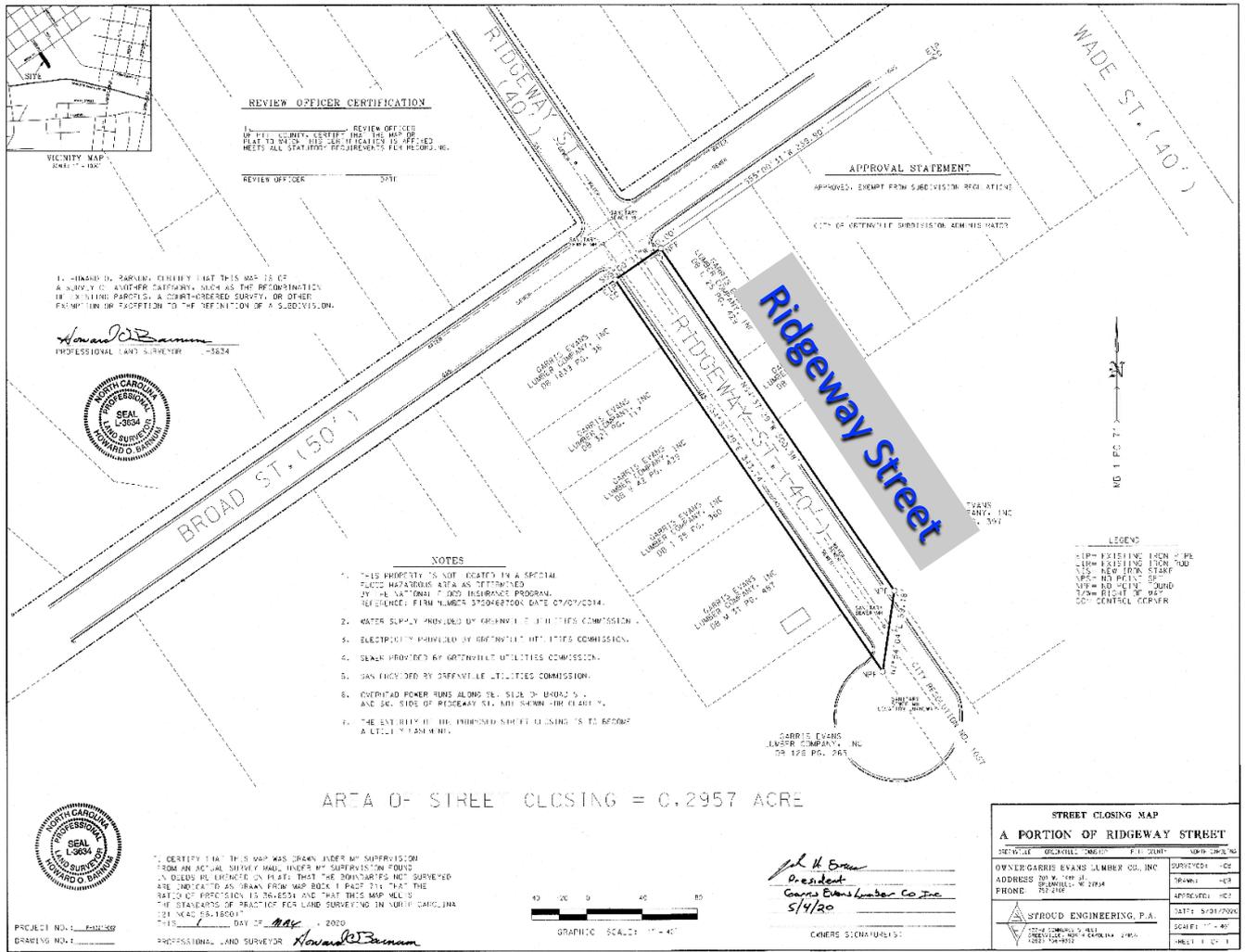
Explanation: This item is to consider the closure of a portion of Ridgeway Street from Broad Street to the southern terminus of Ridgeway St. Ridgeway Street is located behind Garris Evans Lumber Company.

The petitioner is owner of all the property along the street section to be closed.

Staff Comments: Staff and GUC request a utility easement over and upon the street section to be closed.



Street Closure Map



STREET CLOSING MAP			
A PORTION OF RIDGWAY STREET			
DATE	SCALE	FILE	MARK
05/14/20	1" = 40'		
OWNER: GARRIS EVANS LUMBER CO., INC.			SURVEYED: []
ADDRESS: 200 W. 10th St.			DRAWN: []
PHONE: 757-248-1111			APPROVED: []
STROUD ENGINEERING, P.A.			DATE: 5/14/20
2724 CHARLES ST., #111			SCALE: 1" = 40'
GREENVILLE, NC 29615			SHEET 1 OF 1

Item 18

Approval of the Draft 2019
Consolidated Annual
Performance and Evaluation
Report (CAPER)



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2019 Consolidated Annual Performance and Evaluation Report (CAPER)

The CAPER is required by HUD

The CAPER includes:

- A report on resources and investments
- A report on goals and outcomes
- Demographic composition of individuals and families assisted
- Other Actions
- Citizen Participation Efforts



Resources

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$918,753	\$1,364,599.71
HOME	\$495,622	\$281,239.55



Goals and Outcome

Goals	Outcome
1. Creation of decent affordable housing	10 homeowner housing rehabilitated 4 homeowner houses under construction
2. Provide resources to special needs population	148 homeless persons benefited from public service activities
3. Support and create valuable programs	461 households assisted through programs

Other Acknowledgements:

- Minority Businesses received 100% of rehab contracts in the amount of \$779,363.91
- Funded 8 nonprofit service providers:
 - Pitt County Council on Aging
 - Community Crossroads Center
 - Center for Family Violence Prevention
 - Boys & Girls Clubs of the Coastal Plain
 - ECU Family Therapy Clinic
 - Lucille W. Gorham Intergenerational Center
 - Literacy Volunteers of America Pitt County
 - Martin-Pitt Partnership for Children



Citizen Participation

- The “Notice of Availability” of the CAPER for review and to receive public comment was published in the local paper on August 17, 2020.
- The CAPER was made available to the public for a period of 23 days.
- A public meeting was held on September 9, 2020 during the Affordable Housing Loan Committee. The CAPER was available in paper copy at Sheppard and Carver library locations, the Housing Division Office and on the City’s website.
- HUD submission September 30, 2020



Recommended Action

Staff recommends hold the Public Hearing and approve the 2019 Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG and HOME Programs and authorize staff to submit to HUD for final review and approval.



Item 19

2020-2021 Annual Action Plan for CDBG, CDBG-CV, and HOME Programs



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The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered in the white space between these shapes.

2020-2021 Amended Draft Annual Action Plan

Purpose

- ▶ Details funding and projects related to Community Development
- ▶ Amends previous AAP to include CDBG-CV

What is the Annual Action Plan?

Plan	Description
Consolidated Plan	5-year funding, activities, need
Annual Action Plan	1-year funding, activities
CAPER	Reports on accomplishments and investments during prior fiscal year

Housing Division Overview

- ▶ Affordable Housing Production
- ▶ Down Payment Assistance
- ▶ Owner-Occupied Rehabilitation
- ▶ Support Grants
- ▶ Economic Empowerment
- ▶ Neighborhood Revitalization

Action Plan Priorities

2020-2021 Goals

- | | |
|---|------------------------------------------------------|
| 1 | Affordable Housing Preservation and Development |
| 2 | Reduction of Slum and Blight |
| 3 | Addressing Homelessness |
| 4 | Improvements to Public Facilities and Infrastructure |
| 5 | Expansion of Available Public Services. |
| 6 | Economic Development |

2020-2021 Allocations

Funding Source	Anticipated Amount
Community Development Block Grant	\$977,960
CDBG-CV	\$575,301
HOME Investment Partnership	\$545,511
Local Match Funding	\$328, 695
Total	\$2,427,467

Programs & Funding

	CDBG	CDBG-CV	HOME
Program Admin	\$195,592		\$190,078
Rehabilitation	\$1,102,376		\$300,000
Public Facilities	\$200,000		
Public Services	\$150,000	\$100,000	
Acquisition	\$150,000		
Clearance/Demolition	\$50,000		
CHDO Reserve			\$300,000
Down Payment Assistance			\$200,000
New Construction			\$1,827,382
Rental Assistance		\$225,301	
Small Business Assistance		\$250,000	
Total	\$1,847,968	575,301	\$2,817,460

Public Service Funding

Agency	Program Title	Purpose	Recommended Award
Center for Family Violence	Crisis Recovery Services	Homeless Needs	\$22,000
Martin Pitt Partnership for Children	Parents as Teachers	Youth Development	\$20,000
Boys & Girls Clubs of the Coastal Plain	Club Academy	Youth Development	\$15,000
Habitat for Humanity	Home Building for Low-Income Families	Housing Needs	\$18,000
ECU/ Intergenerational Center	Youth Excelling for Success (YES)/IGCC FIT	Youth Development	\$15,000
Community Crossroads Center	VI-SPDAT Assessments	Homeless Needs	\$10,000
CDBG-CV Public Service	TBD	COVID Response/ Recovery	\$100,000

Timeline:

- ▶ Public Comment Period Begins: September 1, 2020
- ▶ Public Meeting: September 9, 2020
- ▶ Public Comment Period Ends: September 10, 2020
- ▶ Submission to HUD: September 30, 2020

Staff Recommendation

- ▶ Staff recommends approval of the Amended 2020-2021 Annual Action Plan for CDBG, CDBG-CV and HOME programs to be submitted to HUD and authorization for the Mayor and/or City Manager to sign any necessary documentation.

Item 20

Resolution and economic
development agreement for a Job
Creation Grant for HC
Composites, LLC dba World Cat



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World Cat

- Builder of offshore power catamarans
- Interested in a facility in Greenville to build their custom 36' to 50' offshore catamarans.
- Some of this work is currently performed in Tampa with contract employees
- Anticipate hiring 60 employees over the next few months
- Anticipate hiring an additional 40 employees in the next year.
- Weighted average annual salary 42K
- Positions include leadership and engineering and skilled labor.
- Company pays 75% of health insurance



Job Creation Grant Request

- \$1000 per job, up to maximum \$100,000 per year for three years.
- The jobs must be retained up to three years following the final payment of the grant.



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Recommend the City Council approve the job creation grant for HC Composites LLC dba World Cat in the amount of \$1000 per year for three years, with a total grant of award of not more than \$300,000.



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Item 21

Budget ordinance amendment #2



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CITY OF GREENVILLE

BUDGET ORDINANCE AMENDMENT #2

Budget Ordinance Amendment #2 Includes Adjustments to the Following Funds:

- **General Fund**
- **Facilities Improvement Program Fund**
- **Street & Pedestrian Bond Fund**
- **Red Light Camera Fund**

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #2

	Description	Funds	Budget Impact	Amount
A	To designate occupancy tax reserves to fund the CVA Sports Commission for Fiscal Year 2020-21 as included in the Adopted CVA Budget.	General Fund	Increase	\$ 275,000
B	To recognize carryover of prior year funds in the Facilities Improvement Program Fund	Facilities Imprv	Increase	\$2,182,878
C	To reallocate funding within the Street Improvement Bond Fund to complete the Arlington Resurfacing Project	Street Bond Fund	Neutral	\$ 156,000
D	To establish a current year budget for the Red Light Camera Program Fund	Red Light Camera	Increase	\$1,600,000

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #2 SUMMARY

City of Greenville Operating Fund Budget per Amendment #2:

Fund	Budget	%
General	\$ 81,812,927	62.3%
Debt Service	5,943,531	4.5%
Public Transportation (Transit)	3,230,676	2.5%
Fleet Maintenance	4,923,234	3.7%
Sanitation	7,863,853	6.0%
Stormwater	7,559,820	5.8%
Housing	1,852,166	1.4%
Health Insurance	13,757,908	10.5%
Vehicle Replacement	2,051,643	1.6%
Facilities Improvement	2,415,334	1.8%
Total	\$ 131,411,092	100%

CITY OF GREENVILLE
BUDGET ORDINANCE AMENDMENT #2
SUMMARY

RECOMMENDATION

Approve budget ordinance amendment #2 to the 2020-2021 City of Greenville budget (Ordinance #20-025), Capital Projects Fund (Ordinance #17-024), and Red Light Camera Program Ordinance (Ordinance #18-058)

City Council Meeting

September 10, 2020



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