



Agenda

Greenville City Council

March 11, 2021

6:00 PM

**This meeting will be virtual and conducted via Zoom. See the City's website
(www.greenvillenc.gov) for details.**

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

- I. Call Meeting To Order**
- II. Invocation - Mayor Connelly**
- 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. Appointments**

1. Appointments to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex Davenport Farms at Emerald Point, Phase 5 involving 6.3832 acres located at the terminus of Jade Lane
3. Ordinance requiring the repair or the demolition and removal of the dwelling located at 300 Clairmont Circle, Tax Parcel #16182

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 03/11/2021

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Environmental Advisory Commission (Engineer Seat, Environmental Group Member and Environmental Lawyer), Firefighters Relief Fund Committee, Human Relations Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist or convention-related business), Police Community Relations Committee and Youth Council.

The City Council updated the Boards 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 commissions 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 nomination 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 7 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Affordable Housing Loan Committee, Environmental Advisory Commission (Engineer Seat, Environmental Group Member and Environmental Lawyer), Firefighters Relief Fund Committee, Human Relations Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist or convention-related business), Police Community Relations Committee and Youth Council.

ATTACHMENTS

 [Appointments_to_Boards_and_Commissions_-_March_2021.cleaned.pdf](#)

Appointments to Boards and Commissions

March 2021

Affordable Housing Loan Committee

Council Liaison: Mayor Pro-Tem Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Jock Brock	3	Filling unexpired term	Eligible	Feb. 2020
Derek Cherry	2	Filling unexpired term	Eligible	Feb. 2020
Kevin Fuell	1	Second term	Ineligible	Feb. 2021
William Kitchin	4	Second term	Ineligible	Feb. 2021
Ronita Jones	1	First term	Eligible	Feb. 2020
Anne Fisher	2	First term	Eligible	Feb. 2020
Deborah Spencer	3	First term	Eligible	Feb. 2021

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Smith	4	Filling unexpired term	Resigned	April 2021
Caroline Tarpey	2	Filling unexpired term	Resigned	April 2022
Emilie Kane	4	Second term	Ineligible	April 2020

Firefighters Relief Fund Committee

Name	Current Term	Reappointment Status	Expiration Date
Will Franklin	Second term	Eligible	January 2020

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
K. Roopa Gandhi	5	Second term	Resigned	Sept. 2023
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Dede Carney	5	Second term	Ineligible	July 2020

Police Community Relations Committee

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Gregory Barrett	1	Second term	Ineligible	January 2021

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Current Name	Reappointment Term	Expiration Status	Date
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7 spots open

Seats that are open to nominations from the City Council are highlighted.

Applicants for Affordable Housing Loan Committee

None.

Applicants for Environmental Advisory Committee

None.

Applicants for Human Relations Council

Logan Harrison
915 E. 14th Street
Greenville, NC 27858

District #: 4

Application Date: 1/13/2021

Home Phone: (919) 909-3730

Business Phone:

Email: harrisonl20@students.ecu.edu

Applicants for
Police Community Relations Committee

None.

Applicants for
Pitt-Greenville Convention and Visitors Authority

None.

Applicants for Youth Council

Sadie Smith

The Oakwood School



City of Greenville, North Carolina

Meeting Date: 03/11/2021

Title of Item: Ordinance to annex Davenport Farms at Emerald Point, Phase 5 involving 6.3832 acres located at the terminus of Jade Lane

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 1, 2021
2. City Council public hearing date: March 11, 2021
3. Effective date: March 15, 2021

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 6.3832
4. Voting District: 2
5. Township: Winterville
6. Zoning: R9S (Residential-Single-family)
7. Existing land use: Vacant
8. Anticipated land use: 26 single-family lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	26 x 2.18*	57
Current minority	0	0
Estimated minority at full development	57 x 43.4%	25
Current white	0	0
Estimated white at full development	57 - 25	32



* average household size in Greenville (Source: Census.gov)

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 5 (5.0 miles)
12. Present tax value: \$108,584
13. Estimated tax value: \$5,512,000

Fiscal Note: The total estimated tax value at full development is \$5,512,000.

Recommendation: Approve the attached ordinance to annex Davenport Farms at Emerald Point, Phase 5

ATTACHMENTS

-  [Ordinance_-_Davenport_Farm_Ph_5.pdf](#)
-  [DAVENPORT PH 5 survey.pdf](#)

ORDINANCE NO. 21-
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. 160D-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 virtual public hearing on the question of this annexation was held electronically at 6:00 p.m. on the 11th day of March, 2021, after due notice by publication in The Daily Reflector on the 1st day of March, 2021; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160D-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. 160D-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 “Davenport Farms at Emerald Park, Phase 5”, involving 6.3832 acres prepared by Stroud Engineering.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the terminus of Jade Lane.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1128 Davenport Farm Road and west of NCSR 1134 Thomas Langston Road and being bounded on the northeast by Fox Chase Section 2 (Map Book 35, Page 200 and Map Book 41, Page 16), on the southeast by Bill Clark Homes of Greenville, LLC (Deed Book 3509, Page 705), on the southwest by Davenport Farms at Emerald Park Phase 3 and Phase 4 (Map Book 84, Page 87 and Map Book 85, Page 187), and on the northwest by Bill Clark Homes of Greenville, LLC (Deed Book 3509, Page 705) all of the Pitt County Registry.

Thence beginning at an existing iron pipe found on the southern right-of-way of Moonstone Court, the northernmost corner of Lot 115, Davenport Farms at Emerald Park Phase 4 (Map Book 85, Page 187), the True Point of Beginning.

Thence from the True Point of Beginning, leaving the southern right-of-way of Moonstone Court and following the northern boundary of Davenport Farms at Emerald Park Phase 4 and crossing Moonstone Court N26-28-03W – 50.00’, thence along the northern right-of-way of Moonstone Court S63-31-56W – 15.16’ to the easternmost corner of Lot 232, Davenport Farms at Emerald Park Phase 4, thence continuing along the boundary of Phase 4 N42-28-32W – 156.81’, thence N45-14-47W – 200.57’ to the northernmost corner of Lot 235 (Map Book 85, Page 187), thence leaving Lot 235 and following the northern boundary of Davenport Farms at Emerald Park Phase 3 (Map Book 84, Page 87) the following calls: N50-58-55W – 231.77’, thence N48-35-45W – 60.05’, thence N50-58-55W – 148.85’, thence N40-14-56W – 106.15’ to a point in the lands of Bill Clark Homes of Greenville, LLC (Deed Book 3509, Page 705), thence leaving the boundary of Davenport Farms at Emerald Park Phase 3 and crossing the lands of Bill Clark Homes of Greenville, LLC the following calls: N60-29-02E – 165.00’, thence with a curve to the left having a radius of 120.00’ and being subtended by a chord of S32-03-53E – 10.67’, thence N53-29-42E – 103.42’ to the southwest corner of Lot 26, Fox Chase Section 2 (Map Book 35, Page 200), thence along the southern boundary of Fox Chase Section 2 the following calls: S50-58-55E – 422.65’, thence S51-04-27E – 70.91’, thence S50-49-17E – 40.84’, thence S42-28-32E – 461.79’ to a point in the southern line of Lot 18, Fox Chase Section 2 (Map Book 35, Page 200), thence leaving the Fox Chase boundary and crossing the lands of Bill Clark Homes of Greenville, LLC (Deed Book 3509, Page 705) the following calls: S47-31-28W – 105.00’, thence S46-07-21W – 60.02’, thence S47-31-28W – 106.19’ to a point in the northern line of Lot 115, Davenport Farms at Emerald Park Phase 4, thence along the Lot 115 boundary N42-46-56W – 98.44’ to the True Point of Beginning containing 6.3832 Acres. The above described parcel is a portion of Parcel Number 33365 as listed by the Pitt County Tax Assessor’s Office.

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

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

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

Section 5. This annexation shall take effect from and after the 15th day of March, 2021.

ADOPTED this 15th day of March, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

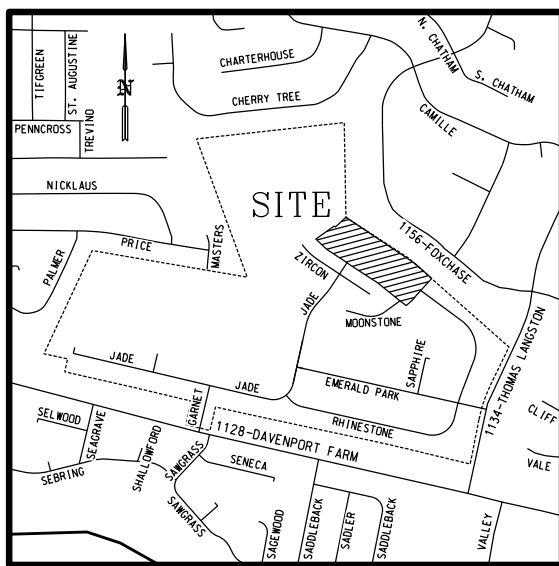
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 ____th day of _____, 2021.

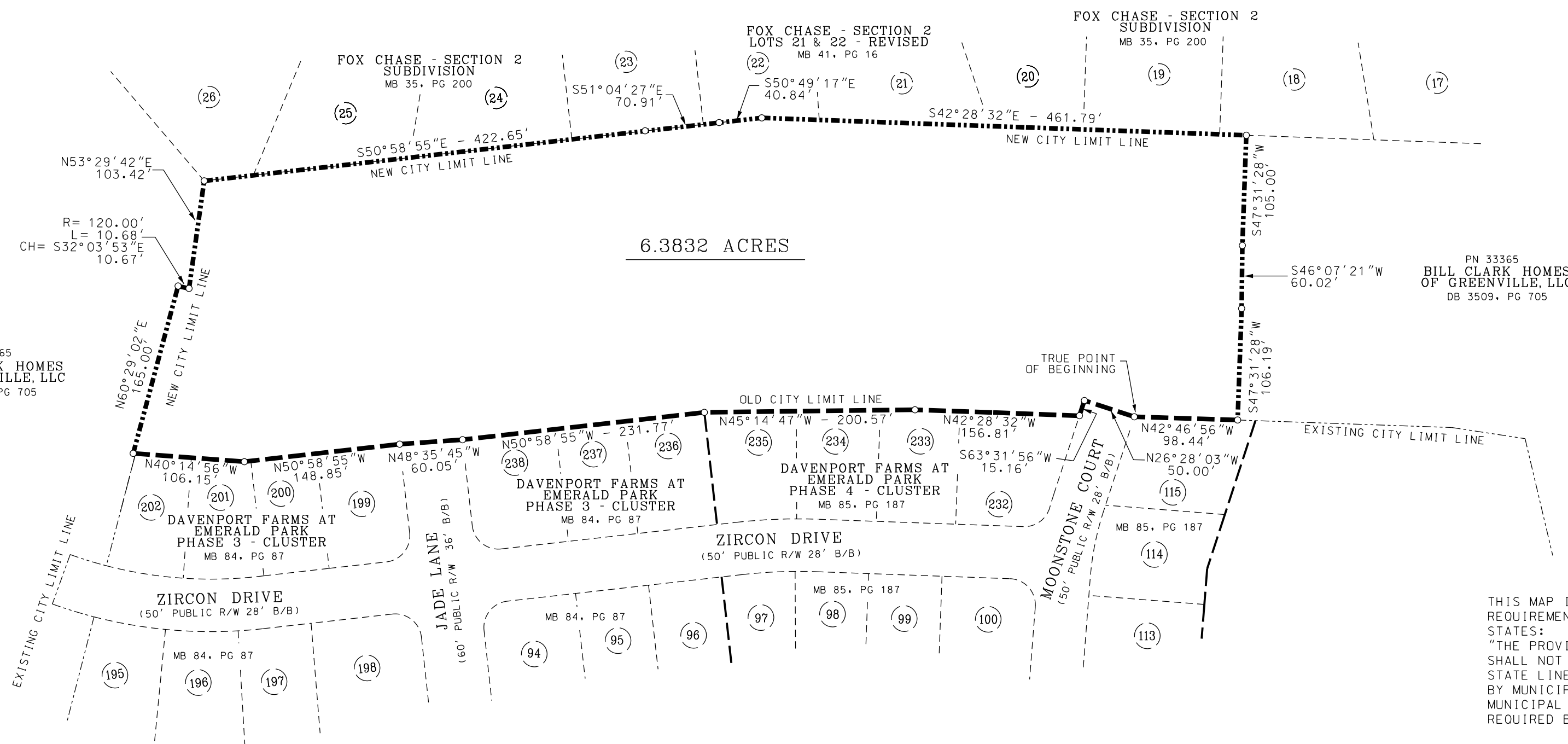
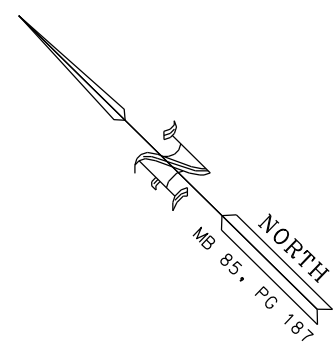
Notary Public

My Commission Expires: _____

1142961



VICINITY MAP



PN 33365
BILL CLARK HOMES
OF GREENVILLE, LLC
DB 3509, PG 705

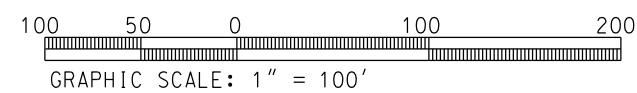
PN 33365
BILL CLARK HOMES
OF GREENVILLE, LLC
DB 3509, PG 705

THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES:
"THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".

LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- EXISTING CITY LIMIT LINE

FOR REVIEW ONLY



A PORTION OF PARCEL NO. 33365
REFERENCE: A PORTION OF DEED BOOK 3509, PAGE 705
OF THE PITT COUNTY REGISTRY

DAVENPORT FARMS AT EMERALD PARK, PHASE 5 WINTERVILLE TWP., PITT COUNTY, NORTH CAROLINA							
BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD. GREENVILLE, NC 27858 (252) 355-5805							
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	<table border="1"> <tr> <td>SURVEYED: N/A</td> <td>APPROVED: DTB</td> </tr> <tr> <td>DRAWN: DM</td> <td>DATE: 01/26/21</td> </tr> <tr> <td>CHECKED: DTB</td> <td>SCALE: 1" = 100'</td> </tr> </table>	SURVEYED: N/A	APPROVED: DTB	DRAWN: DM	DATE: 01/26/21	CHECKED: DTB	SCALE: 1" = 100'
SURVEYED: N/A	APPROVED: DTB						
DRAWN: DM	DATE: 01/26/21						
CHECKED: DTB	SCALE: 1" = 100'						

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE	ORDINANCE NO.	6.3832 ACRES AREA

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY DEE MULLALLY UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY N/A; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, _____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, PITT COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, 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 THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



City of Greenville, North Carolina

Meeting Date: 03/11/2021

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 300 Clairmont Circle, Tax Parcel #16182

Explanation: The Planning and Development Services Department for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 300 Clairmont Circle. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

Notice of violation and hearing was sent by certified mail on September 24, 2020, to the listed owner(s) and Heirs. The hearing was held on October 12, 2020. A date of November 2, 2020 was set as the deadline for abatement. As of November 2, 2020 no work had been performed so in order to assure proper notification a final notification was sent with a December 2, 2020 deadline for demolition. Notices were posted on the dwelling.

No action has been taken to abate the structure in any way. Notices have been published in the Greenville, NC and Raleigh, NC newspapers, notifying the owners and parties-in-interest of noncompliance and further notifying them that the property would be presented to Council for consideration of an order to demolish and remove the structure.

The dwelling has been vacated and closed without utilities for a period of at least 4 years.

The current Pitt County Tax Assessor's report values the property at \$100,997 (the building value is \$93,297 and the land value is \$7,700).

The estimated cost to repair the dwelling is \$79,453.

Fiscal Note: Costs to test and abate asbestos (if present) and demolish the structure are estimated at \$8,000 - \$10,000. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter

160D of the North Carolina General Statutes.

Recommendation: Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 300 Clairmont Circle, tax parcel #16182.

ATTACHMENTS

-  [300 Clairmont Circle Ordinance Ordering Repair or Demolition and Removal.pdf](#)
-  [300 Clairmont 1.jpg](#)
-  [300 Clairmont 2.jpg](#)
-  [300 Clairmont 3.jpg](#)

ORDINANCE NO. 21-

ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING LOCATED AT 300 CLAIRMONT CIRCLE,
TAX PARCEL NUMBER 16182

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter I of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Article 12 of Chapter 160D of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160D-1203 (6) which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section 1. The owner, Milton Frizzell Heirs, of the dwelling located at 300 Clairmont Circle, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Supervisor is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 300 Clairmont Circle, Greenville, North Carolina, and owned by Milton Frizzell Heirs.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter 160D of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160D-1203(7).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This the 15th day of March, 2021.

PJ Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

#1142435



Feb 9, 2021 10:25:56 AM



Feb 9, 2021 10:23:51 AM

