



Agenda

Greenville City Council

May 13, 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 - Council Member Meyerhoeffer**
- 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. Gary Fenton - Recreation & Parks Department Retiree

VIII. Appointments

2. Appointments to Boards and Commissions

IX. New Business

Public Hearings

3. Ordinance to annex the Clyn W. Barber, Jr. and Edna P. Barber property involving 1.580 acres located along the southern right-of-way of Dickinson Avenue Extension and 1,180 +/- feet southwest of Frog Level Road
4. Ordinance requested by Collice Moore, Jr. to rezone 1.4854 acres located at the northwestern corner of the intersection of Diamond Drive and Sapphire Court from IU (Unoffensive Industry) to CH (Heavy Commercial)
5. Ordinance requested by MQ Construction, LLC to rezone 2.385 acres located between Dickinson Avenue and SW Greenville Boulevard and 600+/- feet west of Williams Road from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])
6. Ordinance request by Michael Birch, Longleaf Law Partners to amend Title 9, Chapter 4, Article E, Section 9-4-86 (MM-1) Dormitory Development within the CDF-UC District of the City Code by deleting "9-4-86 (MM-1)(2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term floor area shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the floor area will be calculated by multiplying 80% times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier."
7. Ordinance to designate the Flanagan-Wagner House, located at 903 East 5th Street and further identified as Pitt County Parcel Number 14352, as a Local Historic Landmark
8. Public hearing for the 2021-2022 Annual Action Plan for CDBG and HOME funds

Other Items of Business

9. Presentation of the Proposed Fiscal Year 2021-22 Operating Budgets for the Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission
10. Chapter 160D: A New Land Use Law for North Carolina

11. Historic Preservation Commission's Resolution for an Anti-Demolition by Neglect Ordinance

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Environmental Advisory Commission (Engineer and Construction Seat.), Housing Authority, Human Relations Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist or convention-related business), Recreation and Parks Commission, 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
6 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Environmental Advisory Commission (Engineer and Construction Seat), Housing Authority, Human Relations Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist or convention-related business), Recreation and Parks Commission, and Youth Council.

ATTACHMENTS

 [May 2021 Appointments to Boards and Commissions.pdf](#)

Appointments to Boards and Commissions

May 2021

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Smith (* <i>Engineer</i>)	4	Filling unexpired term	Resigned	April 2021
Diego Llerna (* <i>Construction</i>)	5	First term	Eligible	April 2021

Housing Authority

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Sterling Edmonds	4	Third term	Eligible	May 2021

(Council Member Litchfield)

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
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

Current	Reappointment	Expiration
---------	---------------	------------

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

Recreation and Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Gordon Darragh <i>(Council Member Smiley)</i>	4	First term	Eligible	May 2021
Darin White <i>(Council Member Daniels)</i>	4	unexpired term	Eligible	May 2021
Carrie Waston <i>(Council Member Meyerhoeffer)</i>	1	First term	Resigned	May 2022
James Yahnker <i>(Council Member Litchfield)</i>	1	Second term	Ineligible	May 2021

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Current Name	Reappointment Term	Expiration Status	Date
---------------------	---------------------------	--------------------------	-------------

6 spots open

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

Applicants for Environmental Advisory Commission

Thomas Trevathan (**Engineer*)
1102 Kingsbrook Road
Greenville, NC 27834

Application Date: 4/23/2021

Home Phone: (252) 717-3667

Business Phone:

Email: tom@northstatesteel.com

District #: 1

Applicants for Housing Authority

None.

Applicants for Human Relations Council

Kevin Dayan Cruz-Torres	Application Date: 4/14/2021
4200 NC Hwy 11 N. Greenville, NC 27834	Home Phone: (252) 814-4723
District #: 1	Business Phone: [REDACTED]
	Email: kevin.cruztorres@outlook.com

Applicants for Pitt-Greenville Convention and Visitors Authority

Chamika Campbell White
108 Pinehurst Drive.
Greenville, NC 27834

Application Date: 4/14/2021

Home Phone: (252) 916-3033

Business Phone:

Email: cac.white.ccw@gmail.com

District #: 1

Applicants for Recreation and Parks Commission

Najiyah Lewis
3160 Ruth Court
Greenville, NC 27834

District #: 2

Application Date: 12/16/2020

Home Phone: (252) 561-5590
Business Phone:
Email: Covington_najiyah@yahoo.com

Tamilla Wiggins
101 F. West Victoria
Greenville, NC 27834

District #: 5

Application Date: 9/16/2020

Home Phone: (252) 258-8580
Business Phone:
Email: tamillawiggins@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Ordinance to annex the Clyn W. Barber, Jr. and Edna P. Barber property involving 1.580 acres located along the southern right-of-way of Dickinson Avenue Extension and 1,180 +/- feet southwest of Frog Level Road

Explanation:

A. SCHEDULE

1. Advertising date: May 3, 2021
2. City Council public hearing date: May 13, 2021
3. Effective date: May 17, 2021

B. CHARACTERISTICS

1. Relation to primary city limits: Non-contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.580
4. Voting District: 2
5. Township: Arthur
6. Zoning: CH (Heavy Commercial)
7. Existing land use: CW's Auto Sales
8. Anticipated land use: CW's Auto Sales
9. Population estimate



	Formula	Number of people
Total current:	n/a	n/a
Estimated at full development	n/a	n/a
Current minority	n/a	n/a
Estimated minority at full development	n/a	n/a
Current white	n/a	n/a
Estimated white at full development	n/a	n/a

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 5 (4.0 miles)
12. Present tax value: \$143,461
13. Estimated tax value: \$143,461

Fiscal Note: The total estimated tax value at full development is \$143,461.

Recommendation: Approve the attached ordinance to annex the Clyn W. Barber, Jr. and wife, Edna P. Barber property

ATTACHMENTS

-  [Ordinance Barber.pdf](#)
-  [Barber 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-58.1, 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 13th day of May, 2021, after due notice by publication in The Daily Reflector on the 3rd day of May, 2021; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160D-58.1, 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-58.1, as amended, the following described non-contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Clyn W. Barber, Jr. and Edna P. Barber”, involving 1.580 acres as prepared by Baldwin Design Consultants, PA

LOCATION: Situate in Arthur Township, Pitt County, North Carolina, located along the southern right-of-way of Dickinson Avenue Extension and 1,180 +/- feet southwest of Frog Level Road

GENERAL DESCRIPTION:

Beginning at a point on the southern right-of-way of US Hwy 13 (Dickinson Avenue Ext.) said point being the northeastern corner of the Phillip E. Trull Property as described in Deed Book 1802, Page 142 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the southern right-of-way of US Hwy 13 (Dickinson Avenue Ext.), N 56°15'23" E 199.08', thence leaving the southern right-of-way of US Hwy 13 (Dickinson Avenue Ext.), S 33°33'36" E 346.20', thence S 56°17'17" W 198.51', thence N 33°39'15" W 346.09' to the point of beginning containing 1.580 acres.

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 17th day of May, 2021.

ADOPTED this 17th day of May, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

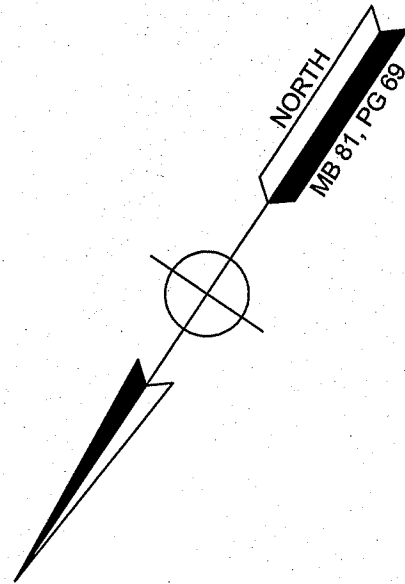
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing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

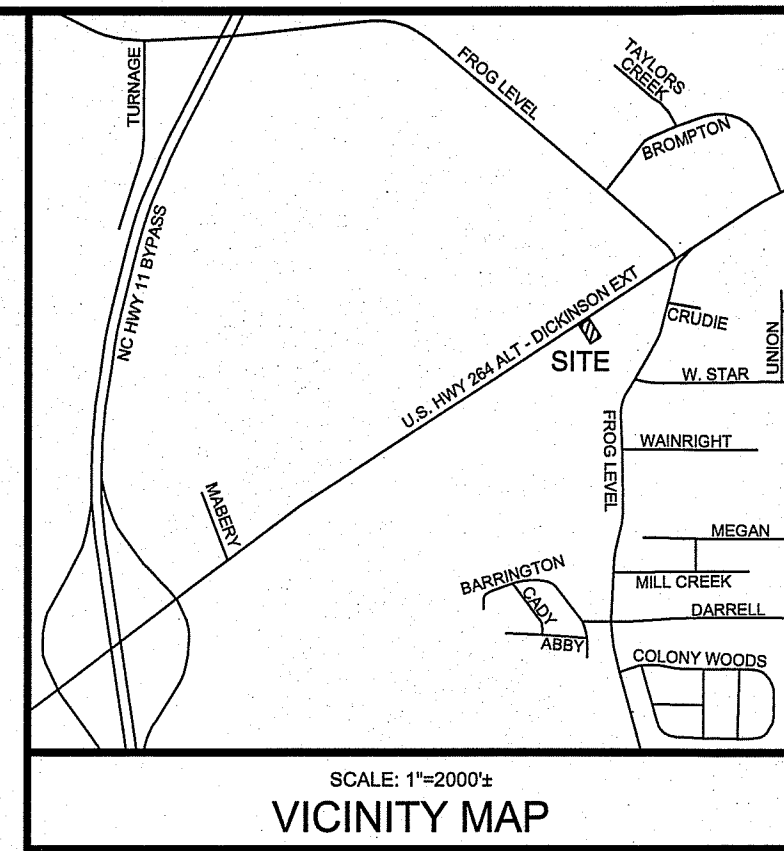
1146215



PITT COUNTY NC
 PROPERTIES, LLC
 DB 2664, PG 267
 MB 50, PG 122

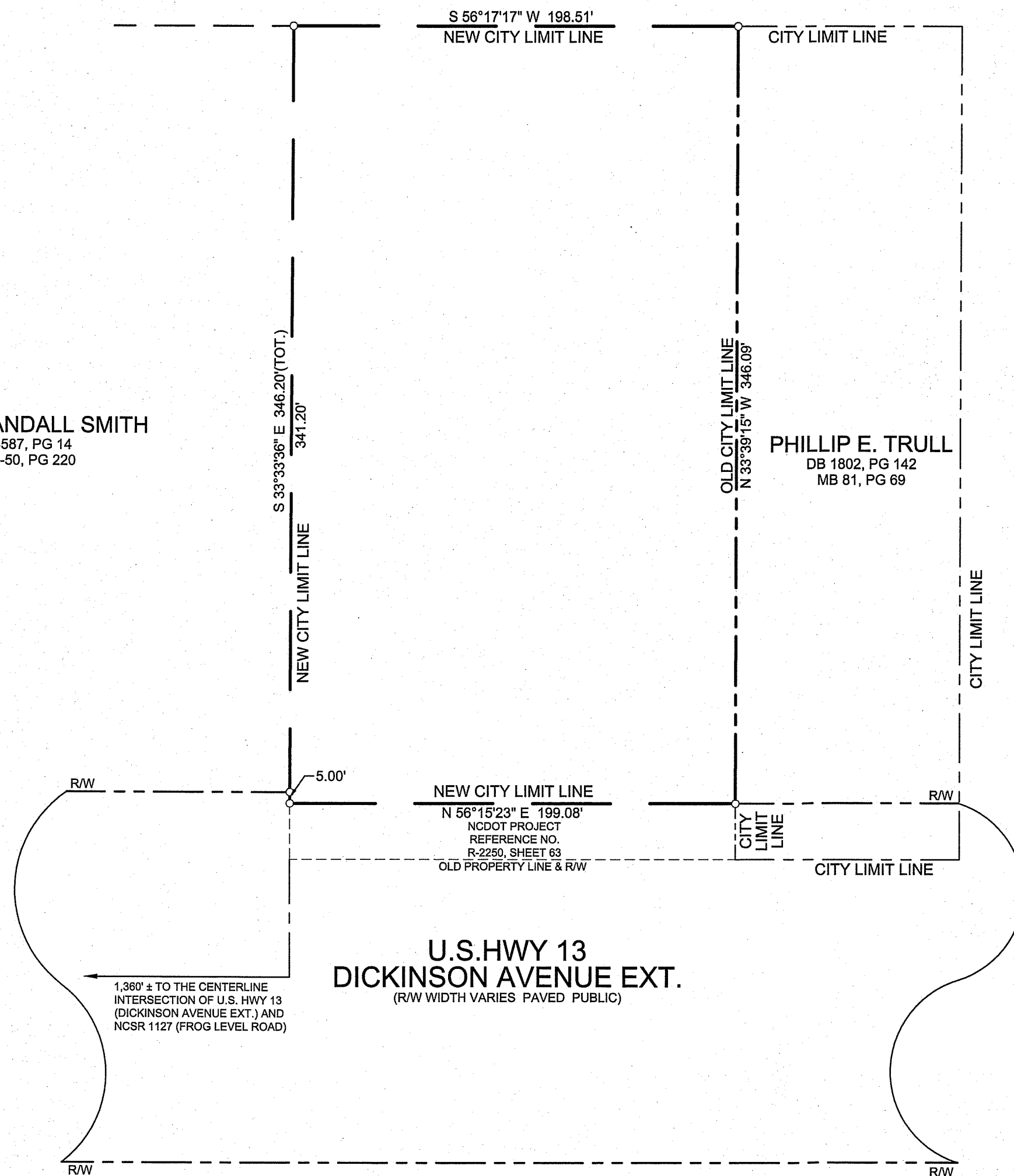
JAMES RANDALL SMITH
 DB 3587, PG 14
 DB O-50, PG 220

PHILLIP E. TRULL
 DB 1802, PG 142
 MB 81, PG 69

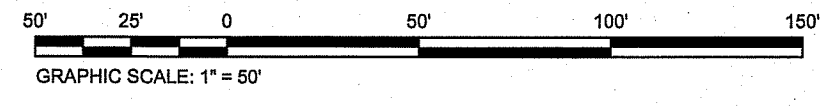


LEGEND
 NEW CITY LIMIT LINE =
 OLD CITY LIMIT LINE =
 CITY LIMIT LINE =

LEGEND
 R/W = RIGHT-OF-WAY
 AC = ACRES



- NOTES**
1. THIS IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 3. REFERENCE: DEED BOOK 4027, PAGE 296 OF THE PITT COUNTY REGISTER OF DEEDS.



PARCEL #02171
 TAX MAP #4666-15-6790
 SHEET 1 OF 1

ANNEXATION MAP FOR
CLYN W. BARBER, JR.
 and wife,
EDNA P. BARBER
 REFERENCE: DEED BOOK 4027, PAGE 296 OF THE PITT COUNTY REGISTER OF DEEDS
 ARTHUR TOWNSHIP, PITT COUNTY, N.C.

OWNER: CLYN W. BARBER, JR. and wife,
 EDNA P. BARBER
 ADDRESS: 1357 HUCKLEBERRY LANE
 WINTERVILLE, NC 28590
 PHONE: (252) 413-7819

Baldwin Design Consultants, PA
 LICENSE# C-3498
 ENGINEERING - LAND PLANNING - SURVEYING
 1700-D EAST ARLINGTON BOULEVARD
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: CBM APPROVED: JGG
 DRAWN: JGG DATE: 03/31/2021
 CHECKED: JGG SCALE: 1" = 50'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE
	PROPERTY OF FULLFORD & WARREN	24	8
	PHILLIP E. TRULL PROPERTY ANNEXATION	81	69

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 1.580 AC.)
 _____ ARTHUR _____ TOWNSHIP, PITT COUNTY, N.C.

CLOSURE CHECK BOUNDARY
 CHECKED: JGG DATE: 03/31/2021

CERTIFICATION

I, JOHN G. GETSINGER, JR., CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCE ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 31st DAY OF MARCH, 2021.

SIGNED:
 REGISTRATION NO. L-4508

Y:\DRAWINGS\21-028 - CLYN BARBER - ANNEXATION - DICKINSON AVE EXT\ANNEXATION.dwg Wed, Mar 31, 2021 11:34am JGETSINGER, FB XXX, PG XX



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Ordinance requested by Collice Moore, Jr. to rezone 1.4854 acres located at the northwestern corner of the intersection of Diamond Drive and Sapphire Court from IU (Unoffensive Industry) to CH (Heavy Commercial)

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 6, 2021.
On-site sign(s) posted on April 6, 2021.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 28, 2021.
Public hearing legal advertisement published on May 3, 2021 and May 10, 2021.

Comprehensive Plan:

The Future Land Use and Character Map shows office/institutional (OI) along the eastern right-of-way of Martin Luther King, Fr. Highway generally between Old Creek Road and Diamond Drive, transitioning to industrial logistics along Sapphire and Diamond Drive. Further transitioning to potential conservation and open space (PCOS) along the floodway of the Tar River and to act as a buffer between the non-residential and residential uses further to the east.

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

Industrial/Logistics

Area characterized by warehouses and light manufacturing operations and related to office uses. It includes the Greenville Industrial Park, airport area, and Southwest Bypass Corridor.

Intent:

- Encourage expansion of light industrial, assembly and research uses
- Encourage the use of higher-quality building materials and landscaping for high-visible sites

Primary Uses:

Industrial

Light Industrial

Research and Assembly

Warehousing

Secondary uses:

Office

Commercial

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 100 trips to and from the site on Martin Luther King, Jr. Highway, which is a net increase of 50 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 RA20. In 1993, the property was rezoned to its current zoning as part of a larger scale rezoning and was platted as part of the Lakeview Industrial Park (Bypass North Industrial Park)

Existing Land Uses:

Vacant (part of Lakeview Industrial Park)

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 Tar River watershed. If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area. A Floodplain Development Permit and Erosion Control Plan will be required for impacts in the floodplain. No Jurisdictional wetlands, stream and riparian buffers exist on the property.

Surrounding Land Uses and Zoning:

North: IU - Two Men and A Truck Moving Company
South: IU - Dillon Supply and ASAP Party and Tent Rentals
East: IU - Office Building
West: CH - vacant

Density Estimates:

Under the current zoning, the site could accommodate 14,000 square feet of warehouse space.

Under the proposed zoning, the site could accommodate 3,000 square feet of automotive sales.

The anticipated build-out is within one year.

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.

"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 unanimously to approve the request at its April 27, 2021 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.

ATTACHMENTS

-  [Ordinance_-_Collice_Moore_rez.pdf](#)
-  [Excerpt COLLICE_MOORE_JR.pdf](#)
-  [21-02 RZ Collice Moore Jr.pdf](#)
-  [21-02 Collice Moore, Jr. survey.pdf](#)
-  [Traffic Moore.pdf](#)
-  [IU to CH.pdf](#)
-  [Density and Veg Charts.pdf](#)

ORDINANCE NO. 21-
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 6, Chapter 160D, 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 13th day of May, 2021, at 6:00 p.m., conduct an electronic meeting and 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 applicable provisions of North Carolina General Statute 160D-605, 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 160D-605, 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 applicable provisions of North Carolina General Statute 160D-605, 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 Map and is located in a Preferred Growth Area;

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

Section 1. That the following described territory is rezoned from IU (Unoffensive Industry) to CH (Heavy Commercial).

TO WIT: Collice and Ann Moore, LLC

LOCATION: Located at the northwestern corner of the intersection of Diamond Drive and Sapphire Court

DESCRIPTION: Lying and being situate in Pactolus, Pitt County, North Carolina and being more particularly described as follows:

Beginning at the intersection of the northern right-of-way of Diamond Drive and the western right-of-way of Sapphire Court thence from said point of beginning with the northern right-of-way of Diamond Drive S 63-49-37 W – 70.00’, thence 101.12’ along the arc of a curve said curve being to the left having a radius of 325.00’ and a chord bearing S 57-03-16 W - 100.71’ to the eastern line of the BKJ Capital, LLC property as recorded in deed book 2814, page 648, thence with the eastern line of the BKJ Capital, LLC property N 31-55-26 W – 304.29’ to the southern line of Lot 8 Lakeview Industrial Park, thence with the southern line of Lot 8 Lakeview Industrial Park N 68-49-24 E – 287.65’ to the western right-of-way of Sapphire Court, thence with the western right-of-way of Sapphire Court 71.36’ along the arc of a curve said curve being to the right having a radius of 975.00’ and a chord bearing S 09-47-46 E – 71.35’, thence S 07-41-58 E – 208.10’ to the point of beginning containing 1.4854 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 17th day of May, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1146095

Excerpt from the draft Planning & Zoning Commission Minutes (4/20/2021 and 4/27/2021)

REQUEST BY COLLICE MOORE, JR. TO REZONE 1.4854 ACRES LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF DIAMOND DRIVE AND SAPPHIRE COURT FROM IU (UNOFFENSIVE INDUSTRY) TO CH (HEAVY COMMERCIAL).

Chantae Gooby presented for staff. The property is located in the northeast quadrant of the city and is located in the Tar River watershed. If stormwater rules apply, it would require 10-year detention. There are some flood hazard areas that would require a Flood Plain Development Permit and an Erosion Control Plan. This rezoning could generate a net increase of 50 trips per day. Under the current zoning (IU), the property could accommodate about 14,000 square feet of warehouse space. Under the requested zoning (CH), the property could accommodate 3,000 square feet of automotive sales. The Future Land Use plan recommends office along the frontage of Martin Luther King Jr Highway and transitions into industrial. The commercial zoning is a secondary use within the industrial 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.

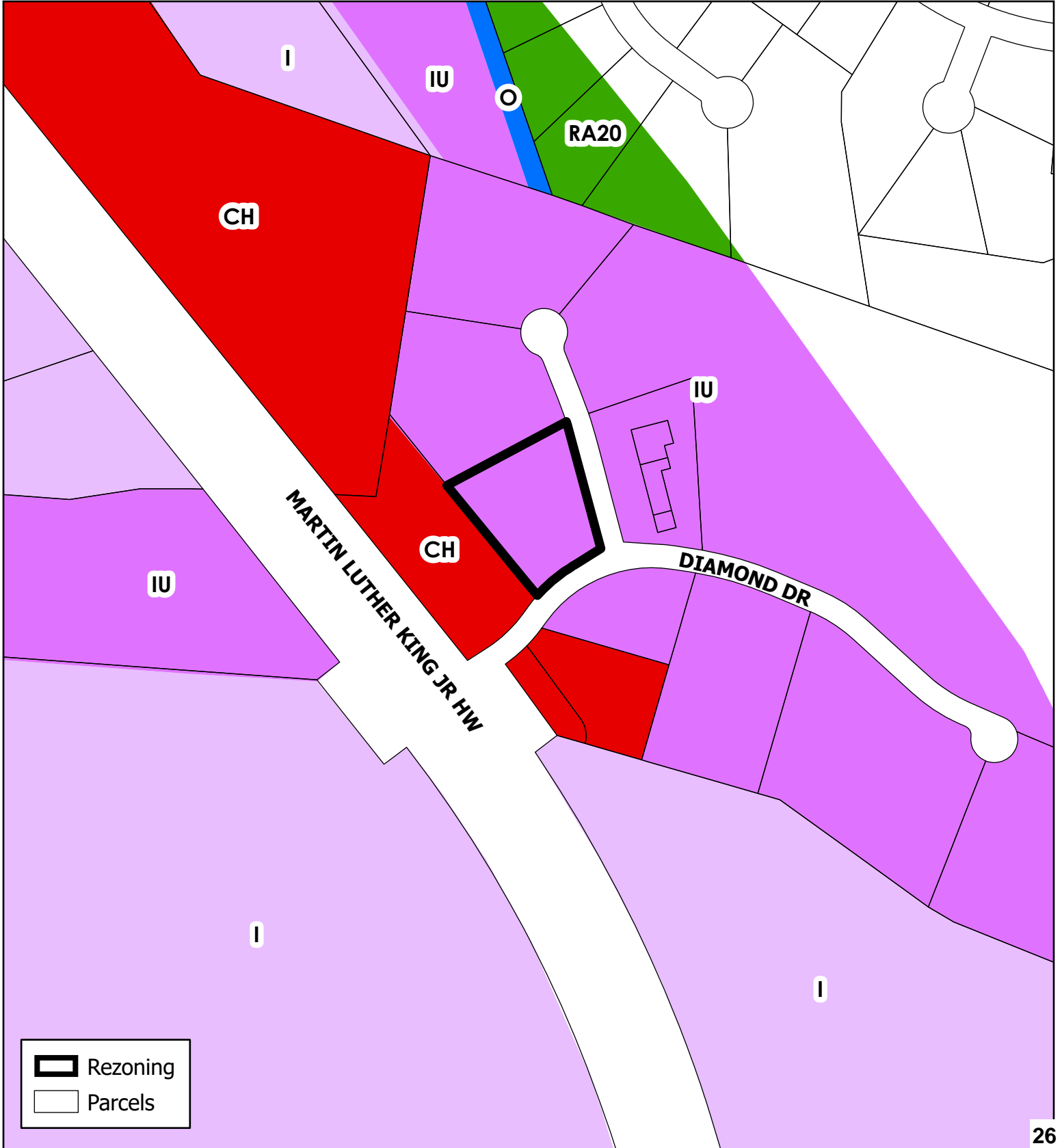
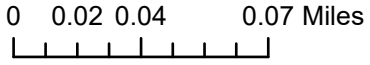
Lance Cherry, Sr., spoke in favor. He stated he would like to relocate a current business to this location because they are running out of space. These lots would allow his business to continue expanding.

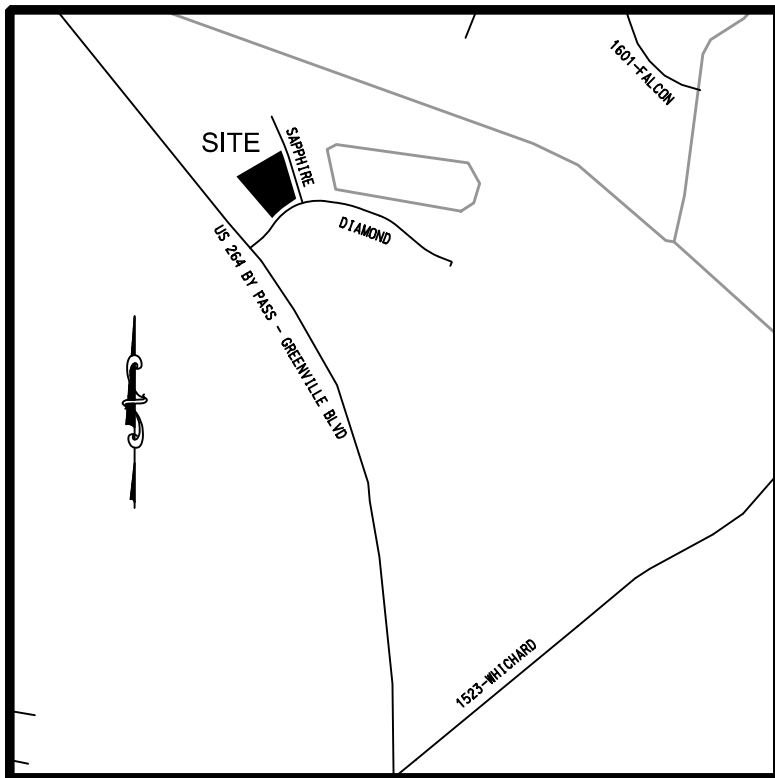
No one spoke in opposition.

Excerpt from the draft Planning & Zoning Commission Minutes (4/27/2021)

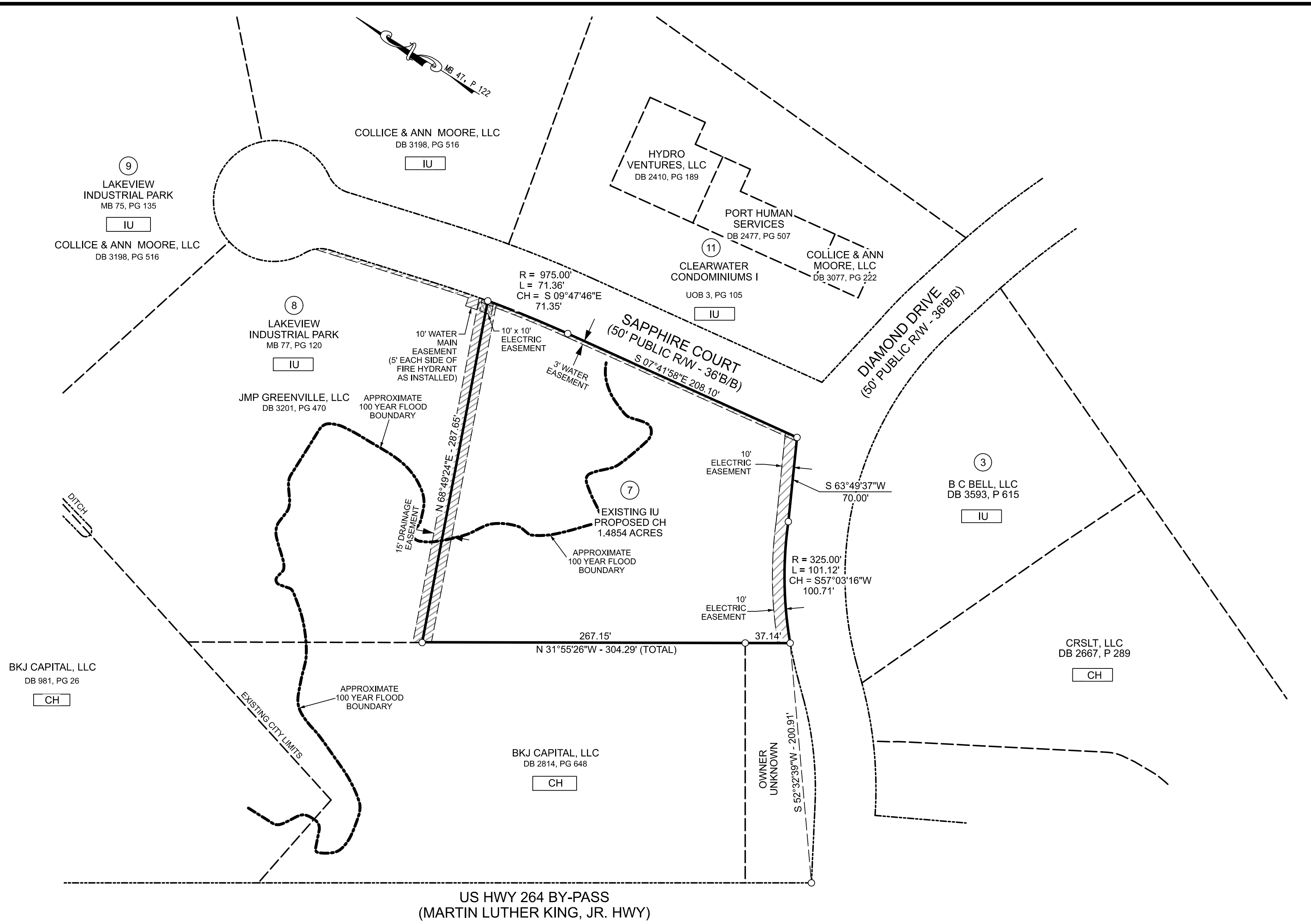
Motion made by Mr. Brock, seconded by Mr. West, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Collice Moore Jr
From: IU
To: CH
Acres: 1.4854 Acres
April 6th, 2021





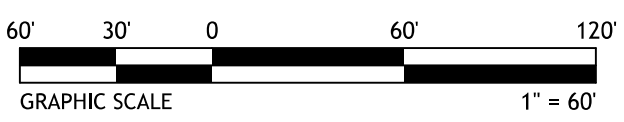
VICINITY MAP
1" = 2000'



US HWY 264 BY-PASS
(MARTIN LUTHER KING, JR. HWY)



CARLTON E. PARKER, PLS 2980



REZONING MAP FOR			
COLLICE & ANN MOORE, LLC			
REFERENCE DEED BOOK 3077, PAGE 222 AND DEED BOOK 3198, PAGE 516 OF THE PITT COUNTY REGISTRY			
GREENVILLE	PACTOLUS TOWNSHIP	PITT COUNTY	NORTH CAROLINA
OWNER:	COLLICE & ANN MOORE, LLC		
ADDRESS:	4300 SAPPHIRE CT, SUITE 116 GREENVILLE, NC 27834 (252) 341-0500		
PHONE:	(252) 341-0500		
	MALPASS & ASSOCIATES <small>(NC LICENSE NUMBER C-1289)</small> 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		SURVEYED: CEP APPROVED: CEP
	DRAWN: WCO CHECKED: CEP	DATE: 3/17/21 SCALE: 1" = 60'	

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 21-02

Applicant: Collice Moore, Jr.

Property Information

Current Zoning: IU (Unoffensive Industry)

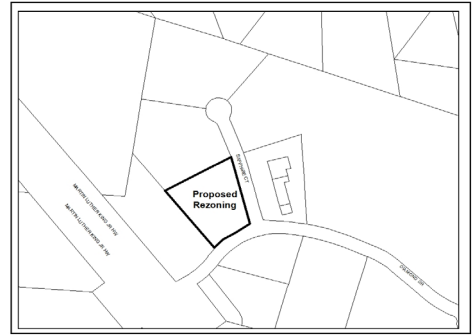
Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 1.4854 acres

Location: Diamond Drive, east of MLK, Jr Hwy

Points of Access: MLK, Jr Hwy

Location Map



Transportation Background Information

1.) MLK Jr, Hwy- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided w/ grass median	no change
Right of way width (ft)	260	no change
Speed Limit (mph)	55	no change
Current ADT:	26,000 (*)	
Design ADT:	57,100 vehicles/day (**)	
Controlled Access	Yes	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along MLK Jr, Hwy that service this property.

Notes: (*) 2018 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:

Trips generated by proposed use/change

Current Zoning: 50 -vehicle trips/day (*) **Proposed Zoning: 100** -vehicle trips/day (*)

Estimated Net Change: increase of 50 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 MLK Jr, Hwy are as follows:

1.) MLK Jr, Hwy , North of Site (50%): “No build” ADT of 26,000

Estimated ADT with Proposed Zoning (full build) – 26,050
 Estimated ADT with Current Zoning (full build) – 26,025
Net ADT change = 25 (<1% increase)

2.) MLK Jr, Hwy , South of Site (50%): "No build" ADT of 26,000

Estimated ADT with Proposed Zoning (full build) – 26,050

Estimated ADT with Current Zoning (full build) – 26,025**Net ADT change = 25 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 100 trips to and from the site on MLK Jr, Hwy, which is a net increase of 50 additional trips per day (over current zoning).

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

PROPOSED ZONING	
IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	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
	e. County government operation center
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	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
	i. 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
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	p. Circus, carnival, or fair
(7) Office/Financial/Medical	
	b. Operation processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	n. Auditorium

	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)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	gg.	Vocational rehabilitation center
	mm.	Commercial laundries; linen supply
	nn.	Industrial laundries
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction		
	b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	a.	Railroad freight or distribution and/or passenger station
	d.	Truck terminal or distribution center
	e.	Parcel delivery service
	f.	Ambulance service
	g.	Airport and related activities; private
	h.	Parking lot or structure; principal use

(14) Manufacturing/Warehousing	
a.	Ice plant and freezer lockers
b.	Dairy; production, storage, and shipment facilities
c.	Bakery; production, storage, and shipment facilities
d.	Stone or monument cutting, engraving
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
h.	Engraving; metal, glass or wood
j.	Moving and storage; including outside storage
k.	Mini-storage warehouse, household; excluding outside storage
l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
o.	Feed and grain elevator, mixing, redrying, storage or sales facility
p.	Tobacco redrying or processing plant
s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
u.	Tire recapping or retreading plant
v.	Bottling or packing plant for nonhazardous materials or products
y.	Recycling collection station or facilities
cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None	
IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental - None	
(5) Agricultural/Mining	
k.	Sand mining(see also item (5))
m.	Beekeeping; major use
(6) Recreational/Entertainment	
e.	Miniature golf or putt-putt course
i.	Commercial recreation; indoor and outdoor, not otherwise listed
k.	Firearm ranges; indoor or outdoor

(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	l. Convention center; private
	o. Church or place of worship (see also section 9-4-103)
	s(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair	
	a. Major repair; as an accessory or principal use
(10) Retail Trade	
	j. Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	g. Mobile home sales including accessory mobile home office
(12) Construction - None	
(13) Transportation	
	c. Taxi or limousine service
(14) Manufacturing/Warehousing	
	z. Metallurgy, steel fabrication, welding
(15) Other Activities (not otherwise listed - all categories)	
	c. Other activities; commercial services not otherwise listed
	e. Other activities; industrial uses not otherwise listed
PROPOSED ZONING	
CH (HEAVY COMMERCIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	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
	e. County government operation center

	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	d. Farmers market
	e. Kennel (see also section 9-4-103)
	h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	b. Golf course; par three
	c. Golf driving range
	c(1). Tennis club; indoor and outdoor facilities
	e. Miniature golf or putt-putt course
	f. Public park or recreational facility
	h. Commercial recreation; indoor only, not otherwise listed
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	j. Bowling alley
	m(1). Dining and entertainment establishment (see also section 9-4-103)
	n. Theater; movie or drama, indoor only
	o. Theater; movie or drama, including outdoor facilities
	q. Circus, carnival, or fair, temporary only (see also section 9-4-103)
	s. Athletic club; indoor only
	t. Athletic club; indoor and outdoor facilities
(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
	f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
	g. Catalogue processing center
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	q. Museum

	r.	Art gallery
		Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	s.	
	u.	Art studio including art and supply sales
	v.	Photography studio including photo and supply sales
		TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	y.	
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
		Printing or publishing service including graphic art, maps, newspapers, magazines and books
	z.	
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	bb.	Civic organizations
	cc.	Trade or business organizations
	hh.	Exercise and weight loss studio; indoor only
	kk.	Launderette; household users
	ll.	Dry cleaners; household users
	mm.	Commercial laundries; linen supply
	oo.	Clothes alteration or shoe repair shop
	pp.	Automobile wash
(9) Repair		
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	f.	Appliance; household and office equipment repair
	g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade		
	a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	c.	Wine shop; including on-premise consumption (see also section 9-4-103)
	d.	Pharmacy
	e.	Convenience store (see also gasoline sales)
	f.	Office and school supply, equipment sales
	g.	Fish market; excluding processing or packing
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
	l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair

m.	Appliance; household use, sales and accessory repair, excluding outside storage
o.	Appliance; household, commercial or industrial use, sales and accessory repair, including outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
cc.	Farm supply and commercial implement sales
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
a.	Wholesale; durable and nondurable goods, not otherwise listed
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.))
c.	Rental of clothes and accessories; formal wear, and the like
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
f.	Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
g.	Mobile home sales including accessory mobile home office
(12) Construction	
b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
e.	Parcel delivery service
f.	Ambulance service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	

	a.	Ice plant and freezer lockers
	b.	Dairy; production, storage, and shipment facilities
	c.	Bakery; production, storage, and shipment facilities
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	i.	Moving and storage of nonhazardous materials; excluding outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage
	u.	Tire recapping or retreading plant
(15) Other Activities (not otherwise listed - all categories) - None		
CH (HEAVY COMMERCIAL) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental - None		
(5) Agricultural/Mining		
	k.	Sandmining
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	d.	Game center
	l.	Billiard parlor or pool hall
	m.	Public or private club
	r.	Adult uses
	u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private
	dd.	Massage establishment
	ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair		
	a.	Major repair; as an accessory or principal use
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
	n.	Appliance; commercial use, sales and accessory repair; excluding outside storage

	z.	Flea market
	ff.	Tobacco shop (Class 1) (see also section 9-4-103)
	gg.	Tobacco shop (Class 2) (see also section 9-4-103)
	hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	d.	Stone or monument cutting, engraving
	j.	Moving and storage; including outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	y.	Recycling collection station or facilities
(15) Other Activities (not otherwise listed - all categories)		
	a.	Other activities; personal services not otherwise listed
	b.	Other activities; professional services not otherwise listed
	c.	Other activities; commercial services not otherwise listed
	d.	Other activities; retail sales not otherwise listed

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.

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.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Ordinance requested by MQ Construction, LLC to rezone 2.385 acres located between Dickinson Avenue and SW Greenville Boulevard and 600+/- feet west of Williams Road from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on April 6, 2021.
On-site sign(s) posted on April 6, 2021.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on April 28, 2021.
Public hearing legal advertisement published on May 3, 2021 and May 10, 2021.

Comprehensive Plan:

The Future Land Use and Character Map shows traditional neighborhood, medium-high density (TNMH) at the southwestern corner of the intersection of Dickinson Avenue and Williams Road transitioning to office/institutional to the east and potential conservation and open space (PCOS) to the south.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, 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

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain

existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally-sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on the analysis comparing the existing zoning (48 daily trips) and requested rezoning, the proposed rezoning classification could generate 67 trips to and from the site on Dickinson Avenue, which is only a net increase of 19 additional trips per day. Since the traffic analysis for the requested rezoning indicates the proposal would generate minimal additional traffic than the existing zoning, a traffic volume report was not generated.

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 current zoning. At the time a portion of the property was rezoned to R6, the subject property was not included as to act as a buffer to the adjacent property to the west that was farmland. In 2013, the adjacent property

was rezoned to R6.

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 Green Mill Run watershed. If stormwater rules apply, it would require 25-year detention, nitrogen and phosphorus reduction.

The property is not located in the Special Flood Hazard Area. No jurisdictional wetlands exist on the property. A jurisdictional stream and riparian buffers exist along the southern property line.

Surrounding Land Uses and Zoning:

North: RA20 - one (1) single-family residence; R6 - one (1) single-family residence

South: CH - Crossland Homes

East: R6 - vacant (under common ownership of the applicant)

West: R6 - one (1) single-family residence and farmland

Density Estimates:

Under the current zoning, the site could accommodate 5 single-family lots.

Under the proposed zoning, the site could accommodate 5-10 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out is within one year.

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.

"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 unanimously to approve the request at its April 27, 2021 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.

ATTACHMENTS

-  [Ordinance_-_MQ_construction_rez.pdf](#)
-  [Excerpt MQ_CONSTRUCTION.pdf](#)
-  [21-05 RZ MQ Construction Inc.pdf](#)
-  [21-05 MQ Construction, Inc survey.pdf](#)
-  [RA20 to R6.pdf](#)
-  [Density and Veg Charts.pdf](#)

ORDINANCE NO. 21-
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 6, Chapter 160D, 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 13th day of May, 2021, at 6:00 p.m., conduct an electronic meeting and 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 applicable provisions of North Carolina General Statute 160D-605, 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 160D-605, 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 applicable provisions of North Carolina General Statute 160D-605, 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 Map 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 R6 (Residential).

TO WIT: MQ Construction, LLC

LOCATION: Located between Dickinson Avenue and SW Greenville Boulevard and 600+/- feet west of Williams Road

DESCRIPTION: Beginning at a point at the southeastern corner of the Karl B. Manning, Pamela J. Manning and, Sandra M. Manning Property as described in Deed Book 3284, Page 60 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the eastern line of above referenced Karl B. Manning, Pamela J. Manning and, Sandra M. Manning Property N 07°15'02" E 1,080.91', thence leaving the eastern line of said Karl B. Manning, Pamela J. Manning and, Sandra M. Manning Property, a curve to the right an arc distance of 101.43', said curve having a radius of 394.00' and a chord bearing S 74°05'21" E 101.15', thence S 07°15'02" W 979.71', thence S 46°19'47" W 56.43', thence S 64°02'38" W 77.00' to the point of beginning containing 2.385 acres and being a portion of the property described in Deed Book 3656, Page 4 of the Pitt County Register of Deeds.

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 17th day of May, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1146214

Excerpt from the draft Planning & Zoning Commission Minutes (4/20/2021 and 4/27/2021)

REQUEST BY MQ CONSTRUCTION, LLC TO REZONE 2.385 ACRES LOCATED BETWEEN DICKINSON AVENUE AND SW GREENVILLE BOULEVARD AND 600+/- FEET WEST OF WILLIAMS ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R5 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY])

Chantae Gooby presented for staff. The property is located in the southwestern quadrant of the city and in the Green Mill Run watershed. If stormwater rules apply, it would require 25 year detention. It is not located in a special hazard area. Jurisdictional streams and riparian buffers are located along the southern property line. This strip of property was left to serve as a buffer to what was farmland but since that time, the farm has been zoned R6. Essentially, if this property is rezoned all of the property will be zoned R6. The Future Land Use plan recommends traditional neighborhood and the R6 district is a 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.

No one spoke in favor.

No one spoke in opposition.

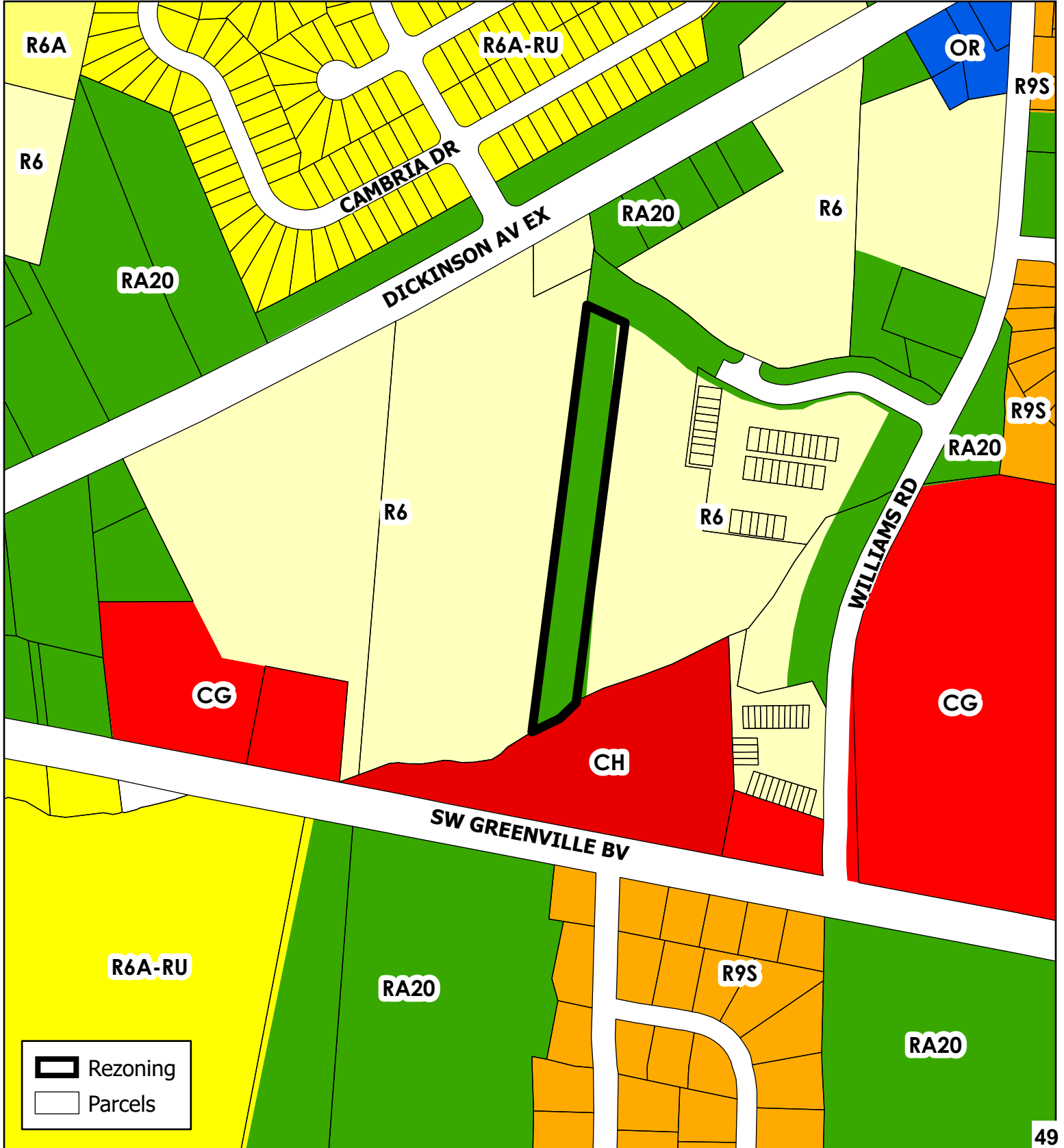
Excerpt from the draft Planning & Zoning Commission Minutes (4/27/2021)

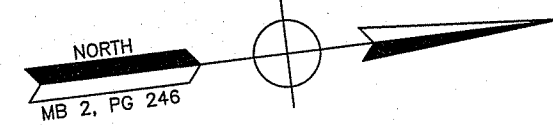
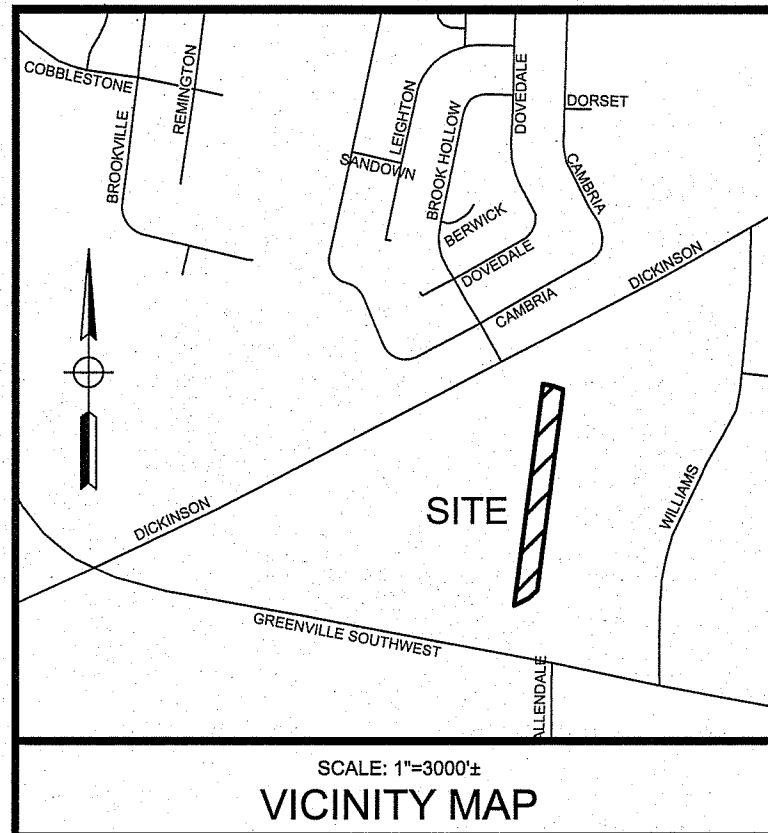
Motion made by Mr. Joyner, seconded by Mr. Collins, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

MQ Construction, Inc
From: RA-20
To: R6
Acres: 2.385 Acres
April 6th, 2021



0 0.02 0.04 0.08 Miles





RESIDENTIAL/AGRICULTURAL
R-6
KARL B. MANNING,
PAMELA J. MANNING and,
SANDRA M. MANNING
DB 3284, PG 60

RESIDENTIAL
R-6
KARL B. MANNING,
PAMELA J. MANNING and,
SANDRA M. MANNING
DB 3284, PG 60

RESIDENTIAL
RA-20
ROBERT J. O'NEAL
DB 3872, PG 49
MB 3, PG 272

VACANT
R-6
MQ CONSTRUCTION INC. and,
DAVID LEVER SUPER AGENT, INC.
DB 3656, PG 4
MB 2, PG 246

HOME SALES
CH
JOHN F. MOYE, JR.
ESTATE FILE 2018-1026
MB 28, PG 112

PROPOSED ZONING
R-6
CURRENT ZONING
RA-20
AREA TO BE REZONED: 2.385 ACRES

N 07°15'02" E 1,080.91'

S 07°15'02" W 147.49'(TIE)

S 08°00'56" E 139.97'(TIE)

S 07°15'02" W 979.71'

S 74°02'21" E
101.15'(CH)
P-3884.00'
L=101.43'

ZONED R-6
ZONED RA-20

ZONING LINE

MANNING FOREST DRIVE
(50' R/W 28' BC/BC PUBLIC)

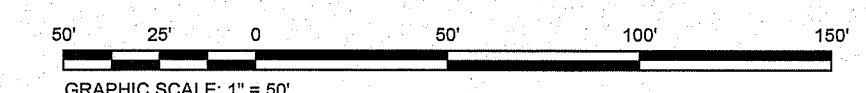
GEDDY LANE
(50' R/W 28' BC/BC PUBLIC)

LEGEND

- R/W = RIGHT-OF-WAY
- CL = CENTERLINE
- EIP = EXISTING IRON PIPE
- BC/BC = BACK OF CURB TO BACK OF CURB

NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: A PORTION OF THE PROPERTY SHOWN IN MAP BOOK 2, PAGE 246 OF THE PITT COUNTY REGISTER OF DEEDS.



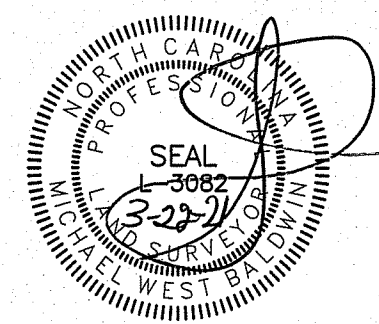
SHEET 1 OF 1
REZONING MAP

A PORTION OF PARCEL# 14256
TAX MAP# 4668-89-9054

MQ CONSTRUCTION, INC.

REFERENCE: A PORTION OF PROPERTY DESCRIBED IN DEED BOOK 3656, PAGE 4 OF THE PITT COUNTY REGISTER OF DEEDS GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: MQ CONSTRUCTION INC. and,
DAVID LEVER SUPER AGENT, INC.
ADDRESS: P.O. BOX 254
FALKLAND, NC 27827
PHONE: (252) 827-5682



	SURVEYED: N/A	APPROVED: MWB
	DRAWN: NRW	DATE: 03/19/21
CHECKED: MWB	SCALE: 1" = 50'	

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 03/19/21

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	
PROPOSED ZONING	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	b. Two-family attached dwelling (duplex)
	b(1). Master Plan Community per Article J
	c. Multi-family development per Article I
	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)
	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	
R6 (RESIDENTIAL) - SPECIAL USES	
(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
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(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 - None	
(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)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(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	

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.

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.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item:

Ordinance request by Michael Birch, Longleaf Law Partners to amend Title 9, Chapter 4, Article E, Section 9-4-86 (MM-1) Dormitory Development within the CDF-UC District of the City Code by deleting "9-4-86 (MM-1)(2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term floor area shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the floor area will be calculated by multiplying 80% times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier."

Explanation:

History: In 2010, the Urban Core Overlay district was established as a means of encouraging in-fill development in the general area located south of the East Carolina University (ECU) Main Campus. This allowed for re-development of sites that were constricted due to size or environmental constraints to be re-developed as "typical" multi-family and land use intensity (LUI - 4 bedroom units) projects. The urban core overlay could only be used in conjunction with the OR (Office-Residential) and/or the Commercial Downtown Fringe (CDF) underlying zoning districts. The dormitory development use was not allowed in the OR or CDF districts at the time.

In 2016, there was a private text amendment request to allow dormitory development (high density residential) as a special use in the CDF district in exchange for the developer providing no less than 10,000 square feet (sf) of "non-residential uses". Also, the minimum floor area was reduced for one bedroom units from 650 sf to 200 sf and for two bedroom units from 1,000 sf to 400 sf. For the required non-residential uses, there was a 25% reduction of the requirement parking spaces allowed. This "agreement" allowed high density residential in exchange for the developer providing non-residential uses that would help to provide a walkable neighborhood. This request was approved.

Current examples: Proximity at 10th and The Jolly Roger

SEC. 9-4-76 UC URBAN CORE OVERLAY DISTRICT.

The purpose of the UC Urban Core Overlay District is to allow modification of residential development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites.

SEC. 9-4-200.1 URBAN CORE (UC) OVERLAY DISTRICT STANDARDS.

(A) Purpose and intent; definition; designated area.

(1) Purpose and intent. The purpose and intent of the Urban Core (UC) Overlay District and requirements set forth under this section is to allow modification of specific site development standards of the underlying zoning district(s) which are designed to facilitate development and redevelopment of in-fill sites in the designated area specified under subsection (3) below.

(2) Definition. An Urban Core (UC) Overlay District is defined as an overlay zoning district adopted in conjunction with an OR, and/or CDF underlying general purpose district as listed under Article D, Part 2, sections 9-4-62 and 9-4-66 wherein the zoning rights, standards, restrictions and requirements as set forth for the common general purpose district shall extend to the Urban Core (UC) Overlay District zoned area in accordance with subsection (B) below.

(3) Designated area. All Urban Core (UC) Overlay District(s) shall be restricted to the land area located within the following boundary: south of Tenth Street, east of the CSXT Railroad, north of Fourteenth Street, west of Green Mill Run and ECU Easement (tax parcel 73545, DB 2215 - PG 597 (as existing on March 4, 2010. No Urban Core (UC) Overlay District shall be located outside of the designated area described by this subsection. An Urban Core (UC) Overlay District shall be established within the designated area upon City Council adoption of an individual zoning ordinance which defines the boundary of the specific Urban Core (UC) Overlay District located within the designated area boundary.

(B) Standards.

(1) Initiation of a petition for an Urban Core (UC) Overlay District zoning map amendment shall be made in accordance with section 9-4-331.

(2) If any portion of a lot, parcel or tract is zoned as Urban Core (UC) Overlay the entire lot, parcel or tract shall be included in the Urban Core (UC) Overlay.

(3) All Urban Core (UC) Overlay Districts shall be delineated upon the official zoning map as both the underlying general purpose district and UC Overlay District. The general purpose district title shall be followed by "-UC" in all areas zoned Urban Core (UC) Overlay District.

(4) The zoning rights, standards, restrictions and requirements of the underlying general purpose district shall extend to the Urban Core (UC) Overlay District, except as provided herein.

(5) Within any Urban Core (UC) Overlay District multi-family development, land use intensity multi-family (LUI) development rating 50, land use intensity dormitory (LUI) development rating 67, and dormitory development, as listed under Article D and Appendix A table of permitted uses, shall be subject to

modified standards as listed under subsection (6) below, unless otherwise provided. All other standards, requirements and conditions of the underlying general purpose district not included under and modified by subsection (6) shall continue to apply.

(6) Modified standards. The following standards specified in this subsection are hereby adopted as substitute minimum requirements within the Urban Core (UC) Overlay District for the uses listed under subsection (5) above.

(a) Principal and accessory structure public street right-of-way setback per section 9-4-145(B)(1): The minimum setback may be reduced at the option of the owner to not less than five feet.

(b) Principal and accessory structure private street easement setback per section 9-4-145(B)(2): The minimum setback may be reduced at the option of the owner to not less than five feet.

(c) Principal and accessory structure public street right-of-way and private street easement setback per section 9-4-181(A): The minimum setback may be reduced at the option of the owner to not less than five feet.

(d) Bufferyard A per section 9-4-119(A): The applicable six-foot and/or ten-foot bufferyard width may be reduced at the option of the owner to not less than five feet regardless of lot size. Bufferyard with modification shall not exempt or reduce any vegetation requirement applicable to any Bufferyard A, as required prior to the application of this subsection.

(e) Parking space to dwelling structure separation per section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the owner to not less than five feet.

Section 9-4-86 LISTED USES; SPECIFIC CRITERIA

(MM-1) Dormitory development within the CDF-UC District.

(1) Maximum single and double occupancy limits shall comply with the following minimum habitable (mechanically conditioned) floor area per each bedroom. For purposes of these requirements, the term floor area shall include private living spaces and any connected common living spaces associated with subject bedroom, provided however the common living space allocation devoted to a bedroom shall not qualify for or count toward the minimum floor area requirement of any other bedrooms:

(a) Single residential occupancy within dormitory units shall be limited to one bed per each bedroom and one person per each bedroom having a minimum floor area of 200 square feet.

(b) Double residential occupancy within dormitory units shall be limited to two beds per each bedroom and two persons each bedroom having a minimum floor area of 400 square feet.

(2) Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term floor area shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the floor area will be calculated by multiplying 80% times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier.

(3) Minimum lot area: 2.0 acres.

(4) Minimum lot width: 100 feet.

(5) Minimum street setback: five feet.

(6) Minimum side and rear setbacks:

(a) When adjacent to single-family use: ten feet.

(b) When adjacent to any use other than single-family; per Article G, Bufferyard setback.

(7) Maximum height (above grade): none.

(8) Maximum lot coverage (excluding drives and parking): none.

(9) Minimum parking requirements.

(a) Single residential occupancy: Seventy-five hundredths space per bed.

(b) Double residential occupancy: One and one-half space per bedroom.

(c) Non-residential uses: The required number of parking spaces for non-residential uses shall be provided in accordance with Article O, except as modified herein. The parking requirements set forth in Article O for non-residential uses may be reduced to 25% where combined parking is available for the non-residential user. For purposes of this section, the term combined parking shall be that parking which is part of the required residential parking that is available and accessible to the non-residential user.

(10) Parking location requirements: Each required parking space shall be located on the lot containing the associated use.

(11) Parking spaces adjacent to principal or other structures including accessory structures per section 9-4-251(B)(9): The minimum separation requirement may be reduced at the option of the owner to not less than five feet.

(12) Off-street parking: All off-street parking areas designed for three or

more spaces shall be in accordance with Article O except as modified in section 9-4-200.1(B)(6).

(13) Site vegetation location requirements per section 9-4-268(J)(1) may be modified for dormitory developments whereby, with the exception of street yard trees, site vegetation shall not be located within two feet of a principal and/or accessory structure in order to meet vegetation requirements.

(14) Signage: All signs shall be erected in accordance with Article N of this chapter.

(15) Residential and nonresidential uses allowed: Subject to district standards, and requirements, development allowed under this section may include both residential and nonresidential use.

(16) Nothing in this subsection shall supersede applicable North Carolina State Building and Code requirements.

Comprehensive Plan:

Smart Growth Principles

1. Mix Land Uses

By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed land uses also provide a diverse and sizable commercial base for supporting transit.

2. Take advantage of compact building design.

Compact building design suggests that communities be laid out in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. For example, by encouraging development to grow vertically rather than horizontally, and by incorporating structured rather than surface parking, communities can reduce the footprint of new construction, and preserve more green space.

3. Create walkable neighborhoods.

As the personal and societal benefits of pedestrian-friendly communities are realized - benefits that include lower transportation costs, greater social interaction, improved personal and environmental health, and expanded consumer choice - many are calling upon the public and private sectors to facilitate development of walkable places. By building places with multiple destinations within close proximity, where the streets and sidewalks balance multiple forms of transportation, communities have the basic framework for walkability.

4. Strengthen and direct development towards developed areas.

Directing development towards areas already served by infrastructure keeps communities compact. This development pattern uses the resources that existing neighborhoods offer and conserves open space and irreplaceable natural

resources on the edges. Development in existing neighborhoods represents a cost-effective approach to growth that can improve the quality of life for residents.

Infill development is one strategy that fills the lots that have been left as empty or underused holes in between existing buildings. Redevelopment is another strategy that replaces existing buildings with new types of development. Both of these present significant opportunities for neighborhoods, cities, and developers to improve existing areas in the city and promote revitalization.

Principles

1. Development of underutilized land within the city's existing urban footprint that is served by infrastructure is a priority over undeveloped land on the city's edge.

It is preferable to accommodate growth in locations within the existing urban area that are appropriate for and can support increased development densities. Infill and redevelopment will occur in a strategic manner that considers community needs like access to amenities, transportation service, and the quality and quantity of open space.

- Areas for future development are identified for infill, redevelopment and greenfield opportunities. Though infill and redevelopment are priorities, that does not imply that all infill or redevelopment capacity must be consumed prior to support for any greenfield development, or that there cannot be strategically targeted new areas for growth.
- Infill or redevelopment will promote a high quality of life for existing residents by encouraging appropriate building placement and size, minimizing traffic impacts, and avoiding other undue negative consequences.
- When new growth occurs on the edge of the community, it will be done in a manner to minimize demand for new infrastructure and community services. Such greenfield development should be clustered to preserve open space and avoid negative impacts on environmentally sensitive areas and waterways. The scenic quality of the area should be preserved.

2. A greater intensity of development that integrates a mix of uses (residential, commercial, office, institutional, civic, etc.) and connects with existing developed areas is encouraged in strategic locations.

Places will be created with multiple uses - residential, commercial, and institutional, among others - in proximity to each other, perhaps on the same site and/or in the same structure. Close attention will be given to the compatibility of those uses and their surroundings. Uses will be arranged in a manner that maximizes pedestrian activity.

- Mixed use centers will be an encouraged development pattern in the city. These places mix retail, residences, offices and civic uses at various scales.
- Special districts will be designated for uses that are not appropriate in a mixed use setting (such as industrial).

3. Uptown features a vibrant mix of businesses, residences, education, recreation, entertainment, and civic uses, and a distinctive character that is appealing to residents, visitors and investors.

As the historic and civic heart of Greenville, Uptown will be a focus for revitalization efforts, strengthening community pride and the city's image. Revitalization efforts will include both public and private investment.

- ECU's Main and Millennial Campuses will be leveraged to attract new development and help strengthen the city's core.
- Adaptive reuse of underutilized buildings will be encouraged.
- Development of buildings on existing surface parking areas will be encouraged, while parking needs will be addressed through sharing arrangements and parking structures.
- Policies will encourage investment in neighborhoods at the edge of Uptown.

Goals and Policies

Policy 1.1.4. Encourage the Evolution of Commercial Areas

Promote the evolution of commercial areas from primarily automobile-oriented to walkable mixed use areas as identified in the Future Land Use and Character Map. This evolution will likely occur incrementally and over time.

Policy 1.1.5. Transform Key Nodes and Districts

Promote compact and walkable mixed use development within key nodes throughout the city as identified by the Future Land Use and Character Map and the Future Growth Framework Map in this chapter.

Policy 1.3.1. Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Policy 1.4.2. Foster High Density Infill Development

Foster development of high density mixed use buildings in and around Uptown that create a more vibrant pedestrian environment and provide a mix of new housing and office spaces.

Policy 3.1.1. Promote Infill Development on Underutilized Sites in the Core

Promote the development of underutilized sites within the urban core of the city through development incentives and active advertisement to potential developers or business tenants. The city will investigate any current barriers to development and identify solutions to make infill development a more feasible and valued option.

Policy 3.1.2. Encourage Development to Locate Near Existing or Planned

Infrastructure

Encourage new development to occur in areas that can be served by existing or planned infrastructure, particularly public water and wastewater while still respecting limits of what the land and adjacent waterways can sustain.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the proposed Zoning Ordinance Text Amendment is **not in compliance** with the Smart Growth Principles, Future Land Use and Character Map Principles, and Policies found in Horizons 2026: Greenville's Community Plan's (Horizons). In this particular situation, approval of this text amendment would negate the "agreement" that allowed dormitory development (high density residential) in exchange for providing no less than 10,000 square feet of non-residential space. This "agreement" helped the City in fulfilling the Smart Growth Principles, Future Land Use and Character Map Principles, and Policies in Horizons. In short, if approved, this text amendment will allow these projects to keep the high density development without providing the non-residential portion that was part and parcel of the original text amendment.

Therefore, staff recommends denial.

The Planning and Zoning Commission voted unanimously to approve the request at its April 27, 2021 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 proposed amendment, to advise that it is inconsistent with the comprehensive plan and other applicable plans, including but not limited to Horizons 2026: Greenville's Community Plan,

Smart Growth Principles

1. Mix Land Uses

By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed land uses also provide a diverse and sizable commercial base for supporting transit.

2. Take advantage of compact building design.






Compact building design suggests that communities be laid out in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. For example, by encouraging development to grow vertically rather than horizontally, and by incorporating structured rather than surface parking, communities can reduce the footprint of new construction, and

preserve more green space.

Chapter 3 Maintaining Fiscal Responsibility, Goal 3.1 Benefit from Past Investments

Policy 3.1.1. Promote Infill Development on Underutilized Sites in the Core
Promote the development of underutilized sites within the urban core of the city through development incentives and active advertisement to potential developers or business tenants. The city will investigate any current barriers to development and identify solutions to make infill development a more feasible and valued option."

ATTACHMENTS

-  [Ordinance_dorm_development.pdf](#)
-  [UCBoundary.pdf](#)
-  [TA explanation.pdf](#)
-  [Written_comments_-_TA_dorm_development.pdf](#)
-  [EXCERPT_Dorm_TEXT_AMENDMENT.pdf](#)

ORDINANCE NO. 21-
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 6, Chapter 160D, 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 May 13, 2021, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct an electronic 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 4, Growing the Economic Hub, Goal 4.1 A Vibrant & Growing Economic Hub Policy *4.1.4 Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations align with target industry needs.*

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

Section 1: That Title 9, Chapter 4, Article E, Section 9-4-86 (MM-1) Dormitory Development within the CDF-UC District of the City Code is amended by deleting subsection (2) and re-numbering accordingly.

Section 2: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3: 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 4: That this ordinance shall become effective upon its adoption.

ADOPTED this 17th day of May, 2021.

P. J. Connelly, Mayor

ATTEST:

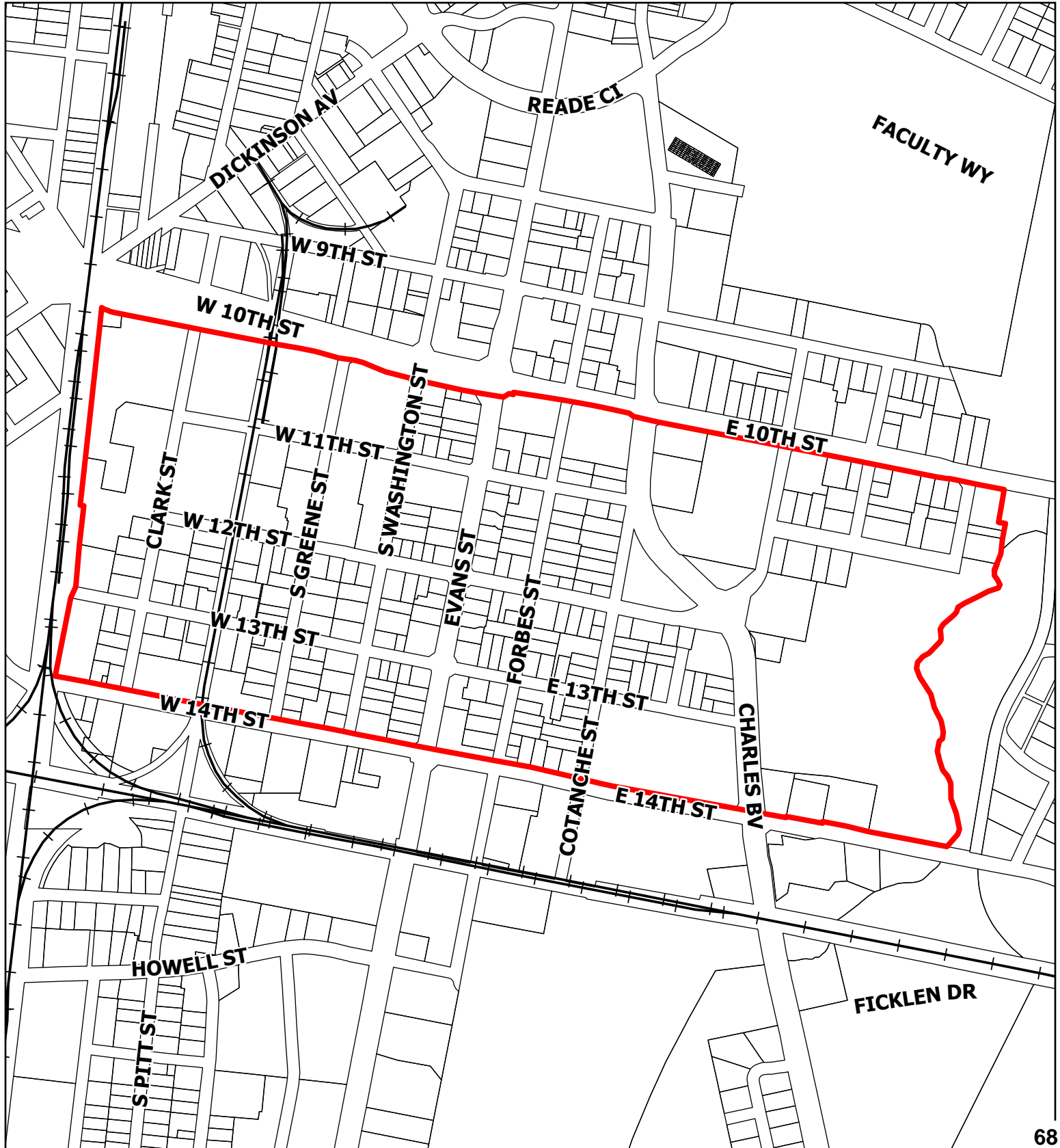
Valerie Shuiwegar, City Clerk

1146160

Urban Core Boundary



0 0.04 0.07 0.14 Miles



CITY OF GREENVILLE
ZONING ORDINANCE TEXT AMENDMENT APPLICATION
ATTACHMENT

Zoning Ordinance Section Proposed To Be Amended:

Title 9, Chapter 4, Article E, Section 9-4-86(MM)-1 “Dormitory development within the CDF-UC District”

Reason for Request:

Section 9-4-86(MM)-1 of City Code outlines the requirements for dormitory development within the CDF-UC District (Downtown Commercial Fringe – Urban Core Overlay District). This District is located within the fringe of the downtown area. The non-residential minimum floor area requirement contained in City Code Section 9-4-86(MM)-1(2) is geared more toward dormitory uses where there is a need for walkable retail. Given the reduction in traditional brick-and-mortar retail establishments due to market conditions and the ongoing pandemic, and given the fact that the City’s existing CDF-UC Districts are located in less-dense areas than the City’s downtown, walkable retail within the CDF-UC Districts is not economically viable.

Proposed Language of Text Amendment:

Title 9, Chapter 4, Article E, Section 9-4-86(MM)-1 of the City Code is hereby amended in order to eliminate subsection (2), and to renumber the remaining subsections accordingly:

(MM)-1 Dormitory development within the CDF-UC District.

(1) [Text shall remain the same as previously adopted.]

~~(2) ——— Dormitory development within the CDF-UC District shall provide retail sales and/or other non-residential uses with a minimum floor area of 10,000 square feet. For purposes of this requirement, the term “floor area” shall mean non-storage floor area which is used as retail sales, or other non-residential uses. Where architectural layouts are not available for consideration, the “floor area” will be calculated by multiplying 80 percent times the gross area designated as non-residential use until such time architectural layouts are available for consideration or occupancy has commenced, whichever is earlier.~~

~~(3)~~ (2) [Text shall remain the same as previously adopted.]

~~(4)~~ (3) [Text shall remain the same as previously adopted.]

~~(5)~~ (4) [Text shall remain the same as previously adopted.]

- (~~6~~ 5) [Text shall remain the same as previously adopted.]
- (~~7~~ 6) [Text shall remain the same as previously adopted.]
- (~~8~~ 7) [Text shall remain the same as previously adopted.]
- (~~9~~ 8) [Text shall remain the same as previously adopted.]
- (~~10~~ 9) [Text shall remain the same as previously adopted.]
- (~~11~~ 10) [Text shall remain the same as previously adopted.]
- (~~12~~ 11) [Text shall remain the same as previously adopted.]
- (~~13~~ 12) [Text shall remain the same as previously adopted.]
- (~~14~~ 13) [Text shall remain the same as previously adopted.]
- (~~15~~ 14) [Text shall remain the same as previously adopted.]
- (~~16~~ 15) [Text shall remain the same as previously adopted.]

WRITTEN COMMENTS FOR TEXT AMENDMENT REQUESTED BY MICHAEL BIRCH, LONGLEAF LAW PARTNERS TO AMEND TITLE 9, CHAPTER 4, ARTICLE E, SECTION 9-4-86 (MM-1) DORMITORY DEVELOPMENT WITHIN THE CDF-UC DISTRICT OF THE CITY CODE BY DELETING 9-4-86 (MM-1)(2) "DORMITORY DEVELOPMENT WITHIN THE CDF-UC DISTRICT SHALL PROVIDE RETAIL SALES AND/OR OTHER NON-RESIDENTIAL USES WITH A MINIMUM FLOOR AREA OF 10,000 SQUARE FEET. FOR PURPOSES OF THIS REQUIREMENT, THE TERM FLOOR AREA SHALL MEAN NON-STORAGE FLOOR AREA WHICH IS USED AS RETAIL SALES, OR OTHER NON-RESIDENTIAL USES. WHERE ARCHITECTURAL LAYOUTS ARE NOT AVAILABLE FOR CONSIDERATION, THE FLOOR AREA WILL BE CALCULATED BY MULTIPLYING 80% TIMES THE GROSS AREA DESIGNATED AS NON-RESIDENTIAL USE UNTIL SUCH TIME ARCHITECTURAL LAYOUTS ARE AVAILABLE FOR CONSIDERATION OR OCCUPANCY HAS COMMENCED, WHICHEVER IS EARLIER."

IN FAVOR

1. Michael Birch, Applicant

First, I want to apologize to each of you for the unprofessional presentation. I understand that you were able to hear a lot of noise and distractions in the background. Unfortunately, I was picking up my son from soccer practice when the text amendment was called for discussion. I anticipated that this item would be discussed much later in the evening due to it being last on the agenda, at which time I would be in my home office. I'm embarrassed that I put myself in a position where I was not able to provide you all with a more professional presentation. I was disrespectful of you and your time, and I hope you will accept my apology.

Also, I hope that you will consider our request despite my presentation. To that end, I want to outline our reasons for the text amendment:

- The non-residential floor area requirement was added in 2016, and is imposed only on dormitory developments in the CDF-UC district.
- Since 2016, the retail/restaurant landscape has dramatically changed. The demand for brick and mortar stores continues to decrease. And, due to the pandemic, there is a significant amount of vacant retail/restaurant space in Greenville, even in and around the Uptown/Main Campus areas. Requiring additional commercial space on the fringe of Uptown will only create additional space that will compete with the Uptown core for tenants. And, it will likely result in additional vacant/empty space that does not contribute to the public.
- There is a need for a dormitory-type building to function as well as possible to keep students safe. Introducing publicly-accessible commercial space in such a building makes it difficult to maintain the highest levels of safety. And, due to the pandemic, the need to control and maintain a safe and clean space for the residents is even greater.
- The area of the city where the CDF-UC district can be applied is on the fringe of Uptown. This is a less walkable area than the core of Uptown, which increases the likelihood of vacant retail/restaurant space in this area.
- In order to allow dormitory development in the CDF-UC district, an applicant must rezone the property and obtain a special use permit. The requirement to rezone means that any dormitory development in the CDF-UC district must go to City Council and ask for this designation. So, City Council retains the ultimate ability to allow or not allow this type of development, and can work with an applicant to require ground-floor commercial space if the situation is right for it. All this text change does is remove the mandatory requirement for non-residential use.
- Even if the non-residential floor area requirement is removed, the 2016 text change for dormitory development in the CDF-UC district is still consistent with the City's goals and policies. Of all the applicable policies described in the staff report and presentation, none of those policies mandate vertically-integrated mixed-use. Instead, there is a recognition that higher density residential

development should be located in close proximity to retail services. Facilitating higher density development (which is what the 2016 text change did) that can support nearby existing commercial uses is still achieved even without the non-residential floor area requirement.

- Specifically as to the Jolly Roger project, the developer does not intend to convert the non-residential space to residential units. The space will be used as a fitness center and other amenity areas to serve the residents. The building already includes a significant amount of transparency on the ground-level, and the development enhanced the streetscape in the area. Having empty retail space would not contribute to the area, but having active space, even if just for the residents, would provide activity on the ground-level.

Excerpt from the draft Planning & Zoning Commission Minutes (4/20/2021 and 4/27/2021)

REQUEST BY THE MICHAEL BIRCH, LONGLEAF LAW PARTNERS TO AMEND TITLE 9, CHAPTER 4, ARTICLE E, SECTION 9-4-86 (MM-1) DORMITORY DEVELOPMENT WITHIN THE CDF-UC DISTRICT OF THE CITY CODE BY DELETING 9-4-86 (MM-1)(2) “DORMITORY DEVELOPMENT WITHIN THE CDF-UC DISTRICT SHALL PROVIDE RETAIL SALES AND/OR OTHER NON-RESIDENTIAL USES WITH A MINIMUM FLOOR AREA OF 10,000 SQUARE FEET. FOR PURPOSES OF THIS REQUIREMENT, THE TERM FLOOR AREA SHALL MEAN NON-STORAGE FLOOR AREA WHICH IS USED AS RETAIL SALES, OR OTHER NON-RESIDENTIAL USES. WHERE ARCHITECTURAL LAYOUTS ARE NOT AVAILABLE FOR CONSIDERATION, THE FLOOR AREA WILL BE CALCULATED BY MULTIPLYING 80% TIMES THE GROSS AREA DESIGNATED AS NON-RESIDENTIAL USE UNTIL SUCH TIME ARCHITECTURAL LAYOUTS ARE AVAILABLE FOR CONSIDERATION OR OCCUPANCY HAS COMMENCED, WHICHEVER IS EARLIER.”

Chantae Gooby presented for staff. In 2010, a developer was interested in re-developing the sites where King’s Arms and Green Mill Run Apartments were located. There were new requirements in place since those properties had been developed. It was not economically feasible to redevelop the site in the limited amount of space. The Urban Core Overlay zoning was established to encourage infill or redevelopment of the properties in a specific area. In 2016, there was a private request to allow dormitory development as an option with 10,000 square feet of non-residential space required. There was also a reduced minimal habitable area and a 25% reduction in parking for non-residential space as well as no height limit or open space requirement. These things are to help make projects that are in a small and confined area viable. Within the Horizons Plan there are principles and policies that support the idea of vertical mixed use. In staff’s opinion, the standards in place are supported by the principles and policies in Horizon’s to promote high density infill projects. Along with these regulations there have been tradeoffs between the developer and the city to allow these types of developments that are harmonious with Horizon’s principles and policies. Therefore, staff recommends denial of the request.

Michael Birch, Longleaf Law Partners, spoke in favor. He stated though they are asking for the removal of the requirement for 10,000 square feet of nonresidential space, they are not asking to prohibit it. Even if the requirement is removed, the Horizon policies are still being supported. He stated they are still bringing higher density to the area that can support existing retail. This requirement has resulted in vacant space on the ground level of these buildings in the downtown area.

No one spoke in opposition.

Excerpt from the draft Planning & Zoning Commission Minutes (4/27/2021)

Mr. Overton asked about the background of this rule and how it compares to the CD district.

Ms. Gooby stated the text amendment was created due to developers wanting to achieve high density in much smaller lots. The only way to develop them is to go vertical. The trade-off was to have retail on the ground floor. The developer that asked for the amendment, built Proximity on 10th street in 2016. The reason for having non-residential on the ground floor is to have active ground floor space.

Mr. Overton stated he agrees with the intent but there has been difficulty leasing retail. He asked what can be done to achieve the City’s goal while also making it easier on the developers.

Ms. Gooby stated that with COVID numbers going down, hopefully that will have a big impact on customers shopping and walking downtown again.

Mr. Maxwell stated the Jolly Roger is walkable student housing. It is concerning to dismiss an idea that is a compromise between the City and the developers.

Mr. Faison stated a lot of these properties were vacant before the pandemic. Most of the units that have ground floor space are empty. Current market research suggests that people don't need as much brick and mortar space as previously expected. There needs to be some retail but maybe not as much as previously projected.

Mr. Collins stated Mr. Birch's arguments for deleted this was persuasive. Mr. Birch mentioned using the space for a fitness center. He asked if the board is allowed to consider that when deliberating on this issue.

Ms. Gooby reminded the Commission that they cannot solely rely on that information.

Mr. Joyner stated there were issues leasing retail spaces before COVID. There is already a struggling shopping center across the street from this development.

Mr. Guth stated ground floor retail encourages Uptown development. Retail typically takes longer to develop than residential. If there is not an opportunity to have space for retail and restaurants, there will only be student housing. There will not be a combination to redevelop the community.

Mr. Overton stated he would like to table this and see if there is a way that both sides can achieve their goals. It is going to be extremely difficult to lease the retail space but it is a good idea what the City is trying to do.

Mr. Brock stated it seems there are other developments in the City, not in the downtown area, that are struggling to lease spaces. If this is an issue for the City as a whole and not specific to the downtown area, this particular timing was bad and it may not stay that way.

Mr. Joyner stated the Dickinson Lofts had the same issue with filling retail space.

Ms. Gooby stated the agreement with University Edge and Dickinson Lofts was very different. The developers made that agreement directly with City Council and was not a part of the code regulations at that time. When looking at the size of these projects and the small footprint, if it was not for this particular zoning regulations, the Jolly Roger would not have been able to get the amount of beds they currently have on a same size property.

Mr. Maxwell part of the idea is to have a walkable community and to have amenities in close proximity to residents. Doing away with this regulation does not support those goals.

Mr. Thomas stated that some of the vacancy is due to artificially high rents, but if this space is not made available it will not occur.

Mr. Overton asked if a fitness center could be part of the non-residential space.

Ms. Gooby stated if that fitness center is open to the open it would count as non-residential space, otherwise it is an amenity to the apartments.

Motion made by Mr. Maxwell, seconded by Mr. Brock, to recommend denial of the proposed amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed 6 to 2.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item:

Ordinance to designate the Flanagan-Wagner House, located at 903 East 5th Street and further identified as Pitt County Parcel Number 14352, as a Local Historic Landmark

Explanation:

Sara M. Larkin and husband, Ernest W. Larkin, III., property owners, requested to have the Flanagan-Wagner House, located at 903 E. 5th Street, designated as a Local Historic Landmark.

Along with the College View Historic District, there are currently 27 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 14th Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for Local Historic Landmark designations are made by the Historic Preservation Commission. City Council makes the final decision on which locations are given this honor. It signifies that the property is important to the heritage and character of the community and that its protection enriches all of 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 commission 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" is 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 July 16, 2020, the Selection Committee met and recommended the property owners proceed in creating a report for the State Historic Preservation Office (SHPO).

On July 27, 2020, the Selection Committee presented its recommendation for proceeding with the report to the HPC.

On January 26, 2021, the Historic Preservation Commission voted unanimously to accept the Survey and Research Report for the Flanagan - Wagner House as the Commission's report and to forward the report to SHPO.

On February 26, 2021, SHPO advised that the Flanagan-Wagner House has the requisite special significance and integrity for landmark designation with the following comments:

"The Flanagan-Wagner House located at 903 E Fifth Street, Greenville, NC was constructed ca. 1938 and represents an intact example of a well-detailed, early 20th century Tudor Revival style brick house located in the College View Historic District. More importantly, it was the home of the locally prominent Flanagan family, one of Greenville's leading families responsible for commercial and civic activity that had profound effects on the city's early 20th century growth. Given the preserved state of the house and its association with the Flanagan family, it appears to be a good candidate for local landmark designation.

We feel the designation report conveys the historical and architectural significance of the house. The designation report should provide the Greenville Historic Preservation Commission and the City Council adequate information to determine the building has the requisite special significance and integrity for landmark designation."

Fiscal Note:

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

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

Current Tax Value: \$306,067

Potential Tax Deferral: \$765

Recommendation:

Adopt the ordinance designating the Flanagan-Wagner House as a Local Historic Landmark.

On March 23, 2021, the Historic Preservation Commission unanimously voted to recommend to City Council that that the Flanagan-Wagner House be designated as a Local Historic Landmark.

ATTACHMENTS

-  [Flanagan-Wagner Ordinance.pdf](#)
-  [Flanagan-Wagner House report.pdf](#)

ORDINANCE NO. 21-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DESIGNATING THE PROPERTY KNOWN AS THE FLANAGAN-WAGNER HOUSE AND
GROUNDS IN GREENVILLE, NORTH CAROLINA, AS A HISTORIC LANDMARK

WHEREAS, the property known as the Flanagan-Wagner House and Grounds, located at 903 East Fifth Street, in the City of Greenville, Pitt County Tax Parcel No. 14352, and more particularly described in Exhibit A attached hereto, is a contributing structure within the College View National Register Historic District and the College View Local Historic District, and having been built circa 1938, represents an intact example of a well-detailed, early twentieth century Tudor Revival style brick house; and

WHEREAS, the property known as the Flanagan-Wagner House and Grounds has significant elements that are integral to historical, architectural, or prehistorical value, including but not limited to the following: The Flanagan-Wagner House is a one-and a half story brick house having numerous features which exemplify the Tudor Revival style including a hip and multiple gable roof, decoratively patterned brickwork on the front-facing chimney stack, and wood shingles in the cross gable and was the home of the locally prominent Flanagan family, one of Greenville's leading families responsible for commercial and civic activity; and

WHEREAS, the property known as the as the Flanagan-Wagner House and Grounds 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 160D, Article 9, Part 4 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 Dr. Ernest W. and Sara M. Larkin; 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 Dr. Ernest W. and Sara M. Larkin and the presentation to the City Council on May 13, 2021, on the question of designating the property known as The Flanagan-Wagner House and Grounds as a historic landmark; and

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, Part 4 (Historic Preservation) 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 property known as the Flanagan-Wagner House and Grounds, located at 903 East Fifth Street in the City of Greenville, North Carolina, jurisdictional area, more particularly described in Exhibit A, is hereby collectively designated a historic landmark pursuant to Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville. The names of the owners of the property are Sara M. Larkin and husband, Ernest W. Larkin, III.

Section 2. The waiting period set forth in Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the Flanagan-Wagner House and Grounds.

Section 3. That the owners and occupants of the property known as the Flanagan-Wagner House 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 Flanagan-Wagner House and Grounds 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 Flanagan-Wagner House and Grounds 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 17th day of May, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, Camillia Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before this date 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 the Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

Witness my hand and official seal, this the ____ day of May, 2021.

Camillia Smith, Notary Public

My Commission Expires: October 25, 2023

Exhibit A

Property Name:	Flanagan-Wagner House
Property Location:	903 East Fifth Street, Greenville, Pitt County, North Carolina
Pitt County Tax Parcel:	14352
Current Owner:	Sara M. Larkin and Dr. Ernest W. Larkin, III
Property Description Reference:	Register of Deeds of Pitt County in Book 2825 at page 384

The property, is further described as follows: Located in Greenville, Pitt County, North Carolina and being Lot No. Two (2) in Block "E" of the College View Property as shown on a map of the same recorded in Map Book No. 1 at Page 84 of the Pitt County Registry.

Flanagan- Wagner House

903 East Fifth Street

Greenville, NC 27858

Local Landmark Report



Dr. Ernest W. and Sara M. Larkin, Owners

I. General Information

HISTORIC NAME OF PROPERTY

Flanagan-Wagner House

ADDRESS OF PROPERTY

903 E. Fifth Street, Greenville, NC

PIN # 4688508407

DEED BOOK & PAGE Deed Book 3293, p. 849

PLAT BOOK & PAGE MB1-84

ZONING Residential

Amount of land/acreage to be designated .0253 acre

Interior to be designated YES

Property Owner's Address & Phone

Dr. Ernest W. and Sara M. Larkin, 903 East 5th Street, Greenville, NC 27858
252-341-6679

II. Abstract

Statement of Significance

The Flanagan-Wagner House, located at 903 E. Fifth Street, Greenville, NC, is proposed for local designation because of its connection to the locally renowned Flanagan and Wagner families, and to other notable owners, and to its local architectural significance as a fine example of the Tudor Revival style in the College View District in Greenville. The house is one of the smaller houses built on East Fifth Street among the larger homes, but It is exceptionally well crafted and is the finest example of its style on Fifth Street. Built in 1938, the one-and-one-half-story brick house has numerous features on the exterior and interior which exemplify the Tudor Revival style. The house was built by Rosamond (Rosa) Flanagan Nicholson and her second husband, Tyrus Irvin Wagner and is a contributing resource in the historic College View neighborhood.

III. Historical

Development of College View and the Harrington Family

To understand the property that would become College View, you must remember the old County Road since the 1700's was Third Street going East, crossing Town Branch turning slightly South, crossing what is now midway of the block of Summit and Jarvis Streets, to Johnston Street (the last remaining part of the old County Road). The County Road continued East joining what is now Fifth Street a little before what is now Elm Street. The Harrington land was located south of the old County Road.

In the 1850's, it is known that William Darden Moye had a plantation on land that would become College View. His house still sits at the NW corner of Woodlawn and Third Streets. He died in 1856 and his plantation of 245 acres was sold in 1861 to Edward C. Yellowley. Edward C. Yellowley was a well-known lawyer, who built a house on the hill facing Third Street, with a long drive up to the house. He surrounded his house with vast grape arbors and fruit trees. E. C. Yellowley died in 1885 and the plantation was then owned by his nephew, J. B. Yellowley for several years.

In January 1894, J. B. Yellowley leased the E. C. Yellowley house to William Henry Harrington (1846-1918). On Dec. 14, 1895, the E. C. Yellowley plantation was sold to W. W. Leggett.¹ The same day, Leggett turned around and sold the 44 acres to James A. Lang.² The Lang property, across from the college, was subdivided and sold at auction to only white people on Dec. 5, 1917.³ This Lang land was next to 100 acres of the Willis Johnston land, which was on the north side of the old County Road (Third Street). This land was later developed by Franklin Vines Johnston in the 1920's. The old Willis Johnston House still sits on Johnston Street.

In 1896, W. W. Leggett sold the E. C. Yellowley plantation of 137 and a half acres to W. H. Harrington and wife Mary. W. H. Harrington would soon after built a large house and farm (on what is now Summit Street). He then leased out the old E. C. Yellowley House.

In May 1902, W. H. Harrington extended Fifth Street east 400 yards to connect to a road he built from Fifth Street to the County Road (about where Summit Street now sits).⁴ By June 1902, the County Road from the East was built to meet up with Fifth Street, so now it extended Fifth Street from near Elm Street to Reade Street.⁵ In October 1902, a new wooden bridge was being put over Town Branch at Fifth and Reade Streets.⁶ In March 1903, the local newspaper said they had finished the new part of Fifth Street through the W. H. Harrington property and stated "it was a nice street."⁷

In June 1906, W. H. Harrington offered the City of Greenville part of his land on the hill south of Fifth Street for a hospital.⁸ The Pitt County Hospital was incorporated in August 1902, but nothing came of the hospital effort. On Apr. 14, 1908, W. H. Harrington sold 47.45 acres on the hill south of Fifth Street for \$9,490 to the NC Board of Education for the East Carolina Teacher's Training School.⁹

In 1909, W. H. Harrington gave the City of Greenville a deed for land at Fourth Street and Town Branch for the city to build a bridge over Town Branch.

In May 1910, W. H. Harrington had a survey map done by Dresbach & Clark of his farm to be divided into a large neighborhood to be called "College View" and by April 1916, W. H. Harrington hired J. B. Harding, civil engineer, to lay off "College View" into a block grid pattern of numerous lots.¹⁰

¹ Pitt County Deed Book B-6, p. 157.

² Pitt County Deed Book B-6, p. 159.

³ *Greenville Daily News*, Dec. 4, 1917.

⁴ *Eastern Reflector*, May 9, 1902.

⁵ *King's Weekly*, June 23, 1902.

⁶ *Eastern Reflector*, Oct. 7, 1902.

⁷ *Eastern Reflector*, Mar. 24, 1903.

⁸ *Eastern Reflector*, June 6, 1902.

⁹ Pitt County Deed Book Z-8, p. 466.

¹⁰ Pitt County Map Book 1, p. 84.

On Apr. 1, 1913, W. H. Harrington, Jesse M. Harrington and Walter L. Harrington gave to the City of Greenville the streets of College View from Yellowley's Branch to Student's Avenue, between Fourth and Fifth Streets. This included Holly Lane, Summit Avenue, Jarvis Avenue and Student's Avenue. Each of the Avenues were 50 feet wide.¹¹

In Apr. 1914, the City of Greenville authorized R. D. Harrington to open up a street from Fourth Street to Fifth Street in front of the Teachers Training School.¹²

In the design layout of this new neighborhood, W. H. Harrington's home was in the middle of Summit Avenue (now Street). According to the newspaper the house was auctioned off; and it appears a new large house was built and placed in the old County Road site to face Summit Street. The old E. C. Yellowley House, was turned to face Fourth Street (it burned in 1969). The first Addition to College View was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Second Addition was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Third Addition was dated February 1925 (SEE: Map Book 2, p. 138). The Fourth Addition was dated February 1925 (SEE: Map Book 2, p. 134). The Fifth Addition was dated January 1926 (SEE: Map Book 2, p. 174).

William Henry Harrington, died on Jan. 18, 1918 and left two sons by his second wife, Jesse Moye Harrington and Walter Lancaster Harrington. In May 1916, before his death, W. H. Harrington divided his Yellowley land (College View) to these two sons. Walter Lancaster Harrington got 45 lots, the William H. Harrington house on Summit Street and a tenant house.¹³ Over the years Jesse Moye Harrington and Walter Lancaster Harrington sold their lots, sued each other over lots and sold each other lots.

Walter Lancaster Harrington (1902-1978) married on Dec. 22, 1923 in Greenville, NC to Mary Gaskill Flanagan (1905-1992) dau. of Roy Chetwynd Flanagan and Helen Perkins. Walter is considered to be the developer of the College View neighborhood.

Jesse M. Harrington (1892-1942) sold his lots within College View and land beside College View was eventually bought by various other people. Franklin Vines Johnston developed the lots around Johnston Street into "Johnston Heights," built his large house there about 1923 and gave the land for the Rotary Club. The Greenville Development Company bought land adjacent to College View and developed Chatham Circle in December 1927.¹⁴ (SEE: Map Book 2, p. 201).

The largest homes of notable citizens were built along Fifth Street facing the East Carolina Teachers Training School.

History of Flanagan-Wagner House

According to the Pitt County Deeds, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, bought 2/3 interest in Lot No. 2 in Block "E" on Fifth Street in the College View neighborhood in October 22, 1925¹⁵ and the remaining 1/3 interest on Mar. 12, 1928.¹⁶

Apparently, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, kept the lot to eventually build themselves a new house on the lot. However, the Flanagan's eventually gave the

¹¹ Pitt County Deed Book N-10, p. 263.

¹² *Eastern Reflector*, Apr. 3, 1914.

¹³ Pitt County Deed Book S-11, p. 121.

¹⁴ Pitt County Map Book 2, p. 201.

¹⁵ Pitt County Deed Book W-15, p. 581.

¹⁶ Pitt County Deed Book G-17, p. 356.

lot to their daughter, Rosamond Flanagan Nicholson, for her second marriage on Mar. 25, 1937¹⁷ to Tyrus Irvin Wagner.

In November 1937, T. I. Wagner obtained a building permit for a two story, eight room brick house on Fifth Street in front of the college, valued at \$9,000.¹⁸

It appears that on Dec. 25, 1939, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, gave the lot to Rosamond and Tyrus Wagner, as a Christmas present.¹⁹

Rosamond (Rosa) Flanagan Nicholson's father was Edward G. Flanagan (1876-1942) the president of the Flanagan Buggy Company, Inc., the largest employer in Greenville for many years. Flanagan successfully made the transition to the automobile age by becoming Greenville's Ford dealership and in 1934 sold more Ford automobiles than any other dealer in the country. Flanagan was also president of other dealerships, served as president of the North Carolina Funeral Directors and Embalmers Association and helped both to create the State Board of Embalmers and to institute the examining and licensing of undertakers and embalmers. In June 1913, Edward was named as a director of the Standard Realty Company in Greenville, NC. From 1915 until his death Flanagan was president of the Guarantee Bank and Trust Company in Greenville (now merged with Wachovia) and a director of the Wachovia Bank and Trust Company. In 1927, he was the founder and first president of Carolina Sales Corporation of Greenville as well as a director of the Occidental Life Insurance Company and of the Reconstruction Finance Corporation of Charlotte. He served on the Greenville City School Board (1915-42) and was a charter member of the board of trustees for East Carolina Teachers College (now East Carolina University), serving as vice-chairman of the board and as chairman of the building committee. Flanagan Building was named in his honor. A Democrat, Flanagan served four terms (1927-29 and 1931-33) in the North Carolina House of Representatives and one term (1937) in the North Carolina Senate. In Dec. 1928, Edward was named a "Kentucky Colonel." In Jan. 1960, his home on Evans Street became the Greenville Art Center.

Rosamond (Rosa) Flanagan (1904-1982) was a native of Greenville, NC. In her youth she attended Fassifern School for Girls in Hendersonville, NC and Breneau College in Gainesville, GA. Rosamond married first on Oct. 12, 1926 to Joseph P. Nicholson [Div.]. She married second on Mar. 25, 1937 to Tyrus (Ty) Irvin Wagner. Rosamond spent most of her life in Greenville, NC where she was a life member of the Official Board of the First Christian Church and the Christian Woman's Fellowship. She was also a member of the Atheneum Book Club, the Colonial Dames, served on the advisory board of the Greenville Service League and was a patron of the Greenville Museum of Art.²⁰ In the 1950's. Rosamond Wagner and her brother, Charles R. Flanagan gave several valuable 17th century paintings to the NC Museum of Art in honor of their parents. In 1959, Rosamond and her brother, Charles R. Flanagan, gave their parent's home at 802 South Evans Street to the East Carolina Art Society to become the Greenville Art Center (now Greenville Museum of Art).

Tyrus (Ty) Irvin Wagner (1911-1986) was a native of Harrisburg, PA. He was a graduate of Mercersburg Academy and Duke University. While at Duke, he served as captain of the Varsity baseball team in 1935 when Duke finished first in the Southern Conference. He

¹⁷ Pitt County Marriage Records

¹⁸ Daily Reflector, Dec. 1, 1937.

¹⁹ Pitt County Deed Book J-23, p. 193

²⁰ Obituary, Daily Reflector, June 3, 1982.

came to Greenville, NC when he played semiprofessional baseball during the summers of 1934-36 as a member of the "Greenville Greenies" of the Coastal Plain League. In 1936, he was selected by the US Olympic Committee to be on a baseball team that toured Japan. Tyrus was employed in the automobile business in Greenville, NC from 1935 until 1967; first with John Flanagan Buggy Company and then with Wagner-Waldrop Motors, Inc. as a partner. He later worked for the Greenville Redevelopment Commission for five years. He was also past president of the Greenville Rotary Club and was a member of the First Christian Church.

According to family information, Tyrus and Rosamond entertained often in their large living room and dining room in their house on Fifth Street. When traffic on Fifth Street became a disturbance, they sold the house in 1944 to Rosamond's brother, Charles R. Flanagan and his wife Jean.

Charles Roy Flanagan (1917-1992) married in 1941 to Eugenia (Jean) McDonald Gaskins (1920-1973). Charles Roy Flanagan was vice president of the Flanagan Buggy Company, Inc. in Greenville, NC. Charles and Jean Flanagan and their two children lived in the house for 28 years.

In 1972, Charles R. Flanagan sold the house to Dr. Charles Thomson Martoccia and his wife, Carol Pridgen Martoccia. Dr. Charles Thomson Martoccia (1931-2000) was a native of Daytona Beach, FL where he attended Mainland High School. He was active in Boy Scouts of America and achieved the rank of Eagle Scout. He attended the University of Virginia where he was initiated into Phi Beta Kappa and was invited to live on West Lawn - an honor awarded outstanding students. He graduated summa cum laude with an AB in Psychology in 1950. He served as a corpsman in the US Navy at the Naval Cadet Program in Pensacola, FL. After completing his Naval duty, he graduated from the University of Florida at Gainesville with a MA and PhD degree in Psychology. Dr. Martoccia was a resident of Greenville, NC since 1961 and was a full professor in the Psychology Department at East Carolina University until he retired in July of 2000 after teaching 39 years. Carol Pridgen Martoccia (1944-2019) who is remembered in Greenville for her painting, writing, Civil War history, and genealogy and for being a second mother to nearly every child who grew up near ECU campus in the 1970s and '80s. From 1979 to 1982, Carol owned and operated "Pipe Dreams," a popular drug-paraphernalia shop in downtown Greenville, NC. The Martoccia family lived in the house for 30 years.

In 2002, Carol Martoccia sold the house to her neighbor Dr. Paul Bolin. Dr. Paul Bolin bought the house as a residence for his mother. Dr. Paul Bolin, was an Internal Medicine Specialist in Greenville, NC with decades of experience in the medical field. He graduated from University of North Carolina School of Medicine medical school in 1984. He was affiliated with Vidant Medical Center.

In 2011, Dr. Ernest and Sara Larkin bought the house from Dr. Paul Bolin.

Chain of Title

1. Pitt County Deed Book W-15 , p. 581 October 22, 1925

a. Grantor: H. C. Sugg and wife, Carrie E. Sugg

b. Grantee: E. G. Flanagan and W. E. Hooker

For \$10.00 and valuable other considerations—an undivided 2/3 interest to E. G. Flanagan and an undivided 1/3 interest to W. E. Hooker, in Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1st day of August 1923 and duly recorded in Book E-14, page 558 in office of the Register of Deeds of Pitt County,

2. Pitt County Deed Book G-17, p. 356 March 12, 1928

a. Grantor: W. E. Hooker and wife Annie Lee Hooker

b. Grantee: E. G. Flanagan and Rosa Hooker Flanagan

For \$1,200—an undivided 1/3 interest—being entire interest of W. E. Hooker, in Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1st day of August 1923 and duly recorded in Book E-14, page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356.

3. Pitt County Deed Book J-23, p. 193 Dec. 25, 1939

a. Grantor: E. G. Flanagan and wife Rosa Hooke Flanagan

b. Grantee: Rosemond Flanagan Wagner

For 10 Dollars—sell to Rosemond Flanagan Wagner and her heirs—that certain Lot being Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1st day of August 1923 and duly recorded in Book E-14 at page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356.

Also deed from W. E. Hooker and wife Annie Lee Hooker to E. G. Flanagan recorded in Book G-17, p. 581, of the Pitt County Registry.

4. Pitt County Deed Book H-24, p. 22 Oct. 14, 1944

- a. Grantor: Rosemond Flanagan Wagner and husband, T. I. Wagner
- b. Grantee: Charles R. Flanagan

For 10 Dollars and other considerations—sell to Charles R. Flanagan and his heirs—that certain Lot being Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1st day of August 1923 and duly recorded in Book E-14 at page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356. Also deed from W. E. Hooker and wife Annie Lee Hooker to E. G. Flanagan recorded in Book G-17, p. 581, of the Pitt County Registry. Also deed from E. G. Flanagan and wife, Rosa M. Flanagan to Rosemond Flanagan Wagner recorded in Book J-23, p. 193.

5. Pitt County Deed Book C-41, p. 190 Aug. 18, 1972

- a. Grantor: Charles R. Flanagan and wife, Jean G. Flanagan
 - b. Grantee: Charles T. Martoccia and wife, Carol P. Martoccia
- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

6. Pitt County Deed Book 1285, p. 194 Apr. 5, 2002

- a. Grantor: Carol P. Martoccia (widow), of Salem, Oconee County, SC
 - b. Grantee: Dr. Paul Bolin, Jr. and wife Linda P. Bolin
- For \$10.00 and other considerations-- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

7. Pitt County Deed Book 2825, p. 384 Jan. 13, 2011

- a. Grantor: Paul Bolin, Jr. and wife Linda P. Bolin
 - b. Grantee: Sara M. Larkin and husband, Ernest W. Larkin, III
- For \$10.00 and other considerations-- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

Construction Timeline

- 1937-1938..Original Construction. Possibly designed by Thomas Herman, draftsman for Benton and Benton Architectural firm.
- 1938.....A single car garage was built with the house which was demolished in the 1960’s. A large storage shed was built on the 1930’s garage site in 1990’s and was torn down in 2011 to build a two-car garage.

- 1970's.....A den/sunroom was added to the back of the house. It was enlarged in 2011 and a non-functioning fireplace and chimney were replaced.
- Dec. 1991...Listed individually in the National Register of Historic Places.,,under College View.
- 2000's.....A wooden privacy fence installed. It was repaired in 2011.
- 2011.....Dr. Ernest and Sara Larkin restored the house in 2011

according to the guidelines

of SHPO State Historic Preservation Office. Exterior and interior restoration was done under the supervision of Reid Thomas, Restoration Specialist, and Scott Power, Preservation Specialist, in the Eastern Office of Archives and History. The Larkins spent over \$400,000 on the restoration of the house, including non-historic necessities and niceties. They include repairing structural problems in the roof, repairing dormer wells and installing new roof shingles. They repaired existing windows and installed a new front dormer window that was missing. They refinished the oak floors, repaired ceiling structural damage and plaster, and painted. They did minor repairs to the first floor bathrooms leaving the original ceramic tile and pedestal lavatories. They removed a wall between two small bedrooms upstairs to create one bedroom and created a new closet on a sidewall. They replaced all interior and exterior wiring and plumbing, and replaced heating and air conditioning. They rearranged the kitchen cabinets, installed new kitchen floor and installed new appliances and countertops. They enlarged the sunroom in the rear from 16' x 16' to 20' x 23', replaced the flat roof with a Tudor-style gabled roof and replaced the non-functioning fireplace/chimney. They indented the addition 6'' from the original house to distinguish it as an addition. They built a two-car garage on the northeast corner of the property in the rear of the house, similar in style to other garages in College View Historical District. The garage roof was shingled to match the main house. A 24'' high retaining wall was built at the sidewalk in front of the house to stop erosion. The Larkins applied and received State Tax Credit for Rehabilitating Historic Structures.

IV. Architectural Assessment

- ***Architectural Importance***

The Flanagan-Wagner House is locally significant because of its being one of the finest examples of the brick Tudor Revival style in Greenville, NC. The designer of the house is unknown, but it is believed that it probably was Thomas Herman, draftsman for Benton and Benton Architectural firm. Thomas Herman did other work for the Flanagan family, having remodeled the Edward Gaskill Flanagan home at 802 South Evans Street ca. 1935, now the Greenville Museum of Art.

- ***Architectural Context***

English architecture has long influenced American taste and the American Tudor Revival is among the most recognizable styles of domestic architecture. These picturesque houses, usually of brick or stone, with asymmetrical facades and dominated by a steep, multi-gabled roofs, filled entire suburban neighborhoods across the country. Whether mansion or cottage, the style peaked

during the 1920s and '30s and disappears by 1945. The Flanagan-Wagner House is a fine example of the stylistic characteristics of the Tudor Revival style.

- ***Architectural Description***

The Flanagan-Wagner House is a one-and-a-half-story brick house which has numerous features which exemplify the Tudor Revival style including a hip and multiple gable roof, decoratively patterned brickwork on the front facing chimney stack, and wood shingles in the cross gable. The asymmetrical front façade and color scheme on the woodwork are also illustrative of the style. Interior architectural elements include arched doorways with keystones and period mantelpieces carved in classical designs.

Archaeological Comments

- No known archaeological features.

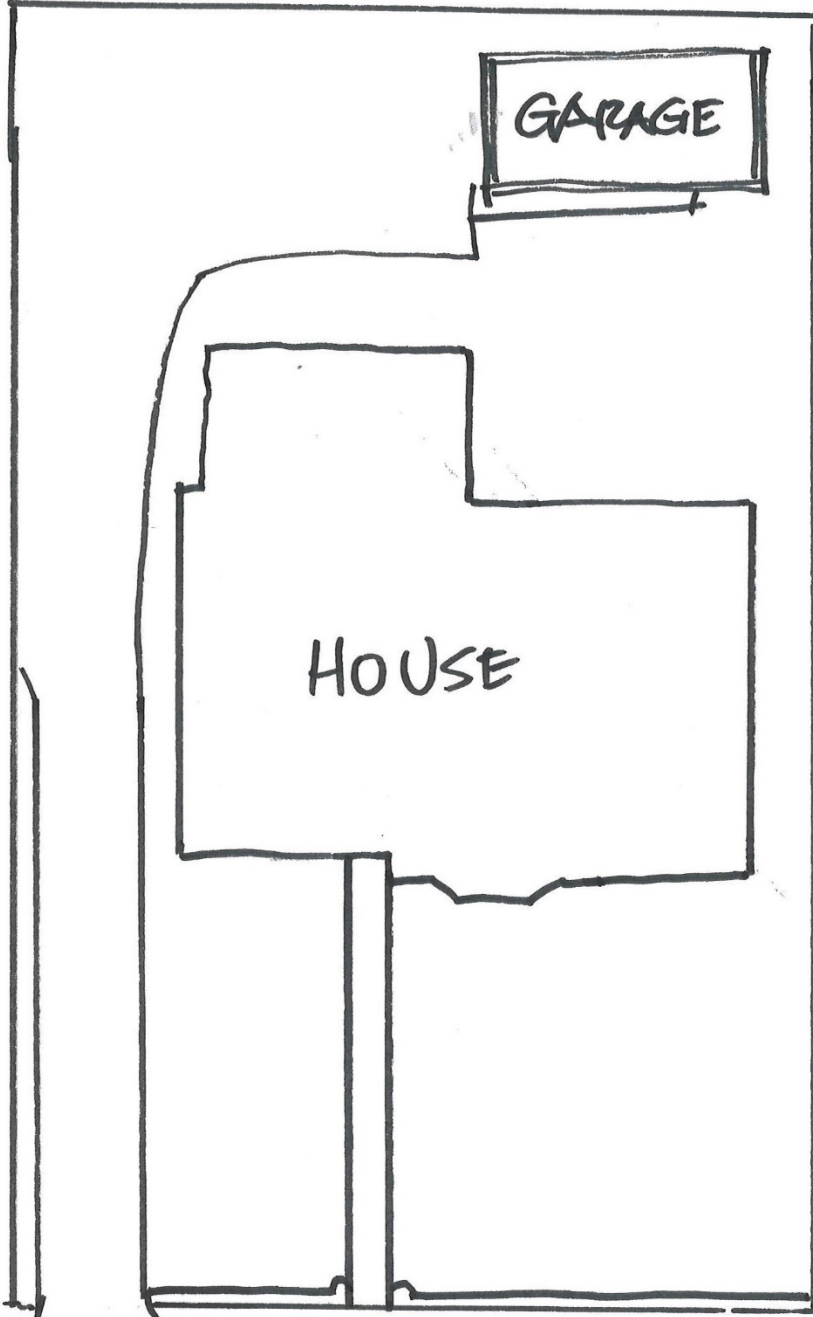
Integrity Statement

- **Location:** The Flanagan-Wagner House remains in its original location at 903 E. Fifth Street and is surrounded by other historic homes of the same time period.
- **Design:** Common period revival styles found in the historic College View neighborhood include Tudor, Georgian, Spanish, and Classical Revival. The Flanagan-Wagner House exemplifies the Tudor Revival style which was popular in the 1920's and 1930's. The exterior of the Flanagan-Wagner House has remained largely unchanged except the rear of the house. The one-and-a-half-story brick house has numerous features which exemplify the Tudor Revival style including a hip and multiple gable roof, decoratively patterned brickwork on the front-facing chimney stack, and wood shingles in the cross gable. Interior details include arched doorways with keystones and period mantelpieces executed in classical designs. The house may have been designed by Thomas Herman, draftsman for Benton and Benton architectural firm, who remodeled other Flanagan homes in the same time period.
- **Setting:** The house sits along the highest point along Fifth Street between Biltmore Street and Rotary Avenue. The lot was purchased by Edward G. Flanagan and wife for the placement of a possible home along Fifth Street and for its commanding view of the main entrance to the East Carolina Teachers Training school (now East Carolina University). The house sits in the middle of the narrow lot, which leaves an equal size front and back yard. A line of trees and bushes separate the lot from the west and east. A driveway comes off Fifth Street on the west side of the lot and runs around to the back of the house. The owners have a new garage and small back yard with gardens surrounding it. The backyard is enclosed by a fence. There is a later addition of a parking space in the front yard.
- **Workmanship:** Built in the Tudor Revival style, both the interior and exterior details of the Flanagan-Wagner House show a high level of craftsmanship and design. On the exterior the beautiful brickwork of the chimney and wooden shingles in the cross gable. On the interior of the house, details include arched doorways with keystones, oak wood floors, heavy paneled oak front door, period mantles, 6 over 6 windows and such small details as period decorative air vent covers. The property owners think that these features are important to the house's integrity and would like for them to be protected under this designation.
- **Materials:** Most of the materials from the Flanagan-Wagner House's original construction are still present in the house. In 2011, the owners took great care to repair and preserve all historic, contributing features to the home.

- **Feeling:** The house seems warm and inviting on the outside. The interior still appears stylish and clean looking today as it must have looked in 1938. Its feels open and comfortable for a smaller house, which makes it seem contemporary in today's architectural sensibilities. Because the house's rehabilitation was completed in 2011 as a tax credit project, care was taken to preserve the feeling of the building through the preservation of its important architectural elements.
- **Association:** The Flanagan-Wagner House is associated with the twentieth century residential development of the College View District in Greenville, NC. With most of the mansions along Fifth Street being used as fraternities and sororities, the Flanagan-Wagner House has remained as a single-family dwelling during its entire existence.

Proposed Boundary Justification

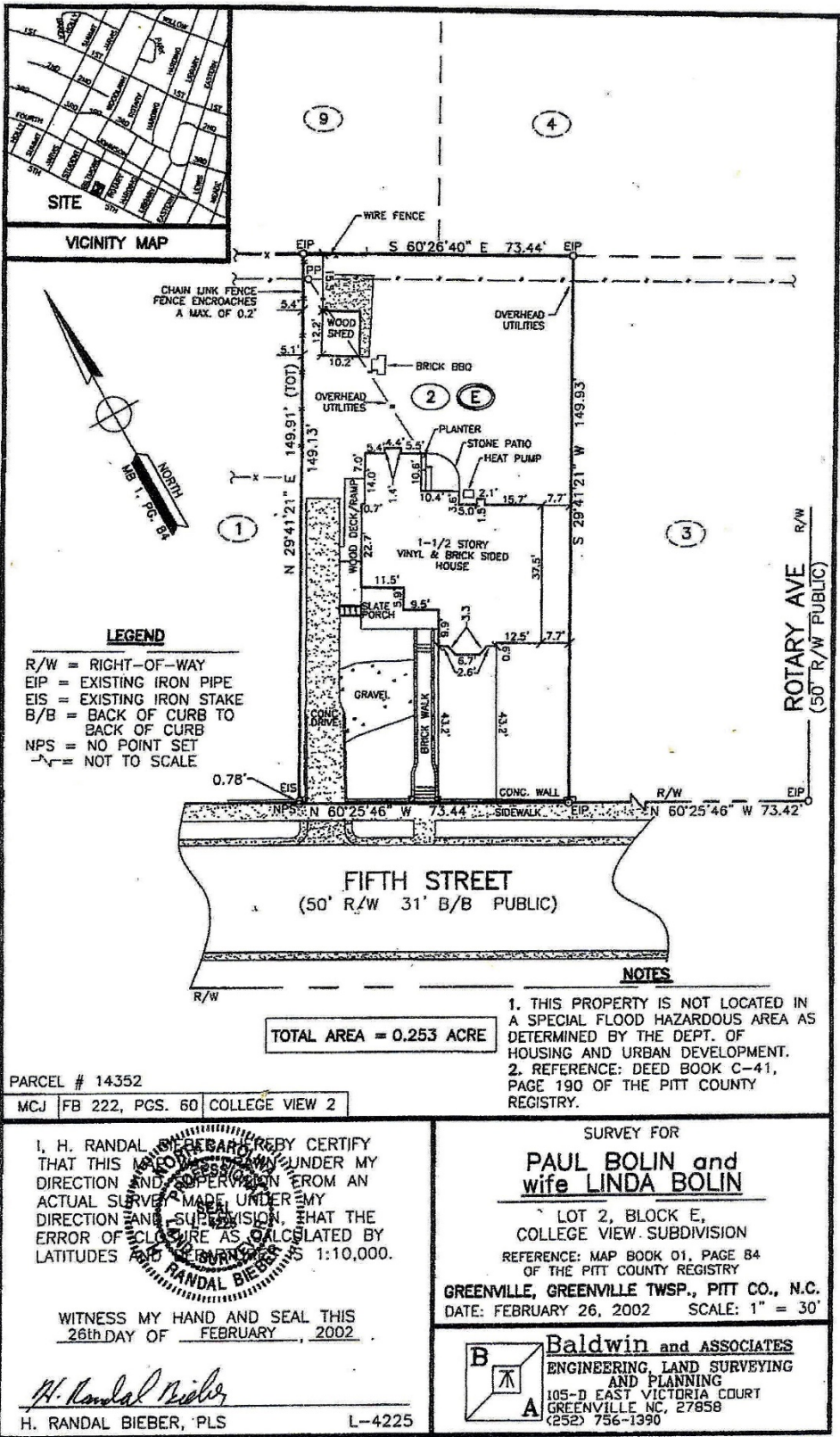
. The proposed boundary for Local Landmark Designation is the property's current .0253 acre parcel (PIN # 4688508407) at 903 E. Fifth Street, Greenville, NC

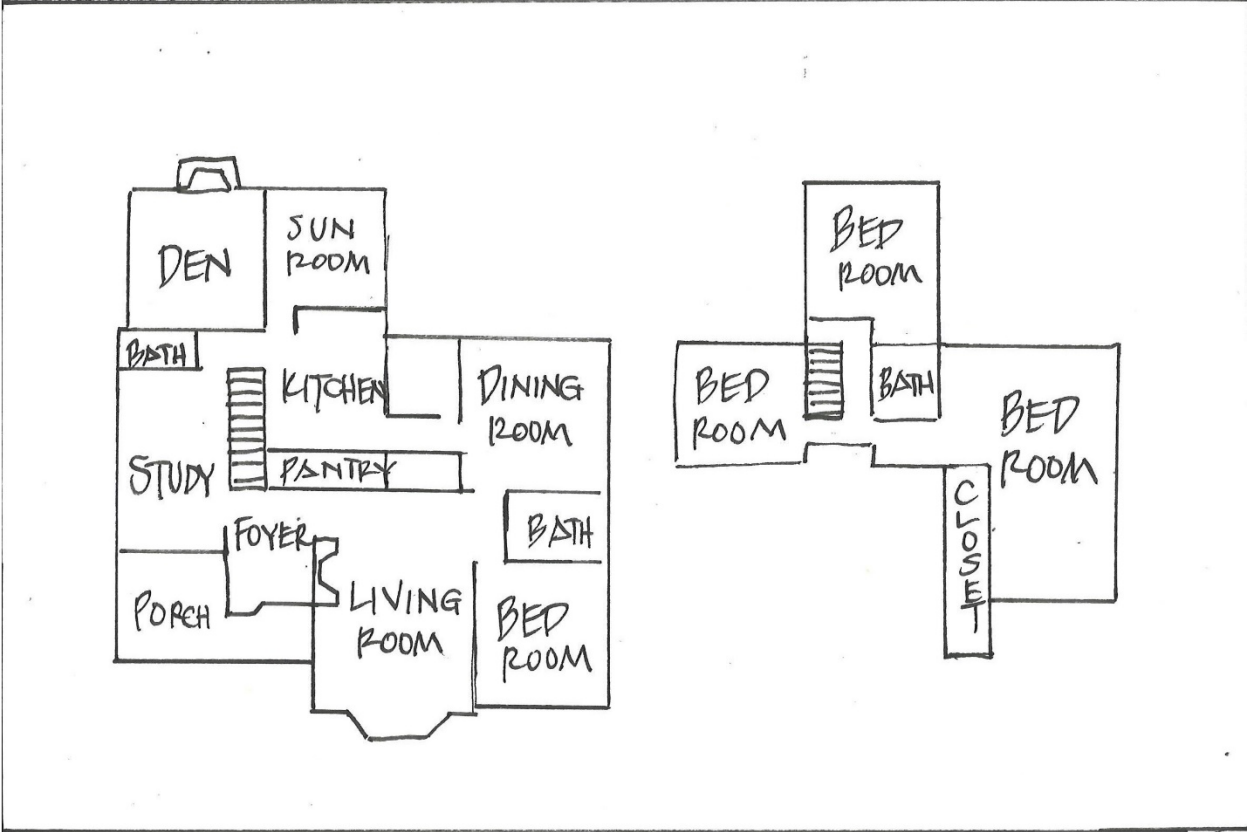


GARAGE

HOUSE

FIFTH STREET





PHOTOGRAPHS

Photograph of the front exterior of the house looking from Fifth Street
Photograph of a closeup of the front exterior showing detail of brickwork

Photograph of the east facade of the house showing recessed dormers

Photograph of the west facade of the house

Photograph of the rear of the house showing enlarged sunroom

Photograph of rear of the house showing the coal furnace chimney

Photograph of front entry with original oak paneled door

Photograph of the front foyer showing detail of the keystone arches and Oak floors

Photograph of the living room off the foyer showing the mantelpiece, light fixture and mouldings

Photograph looking from the dining room to the living room and butler's passage

Photograph of the Butler's passage to the kitchen. The red ceiling matches the original 1930s color.

Photograph of the Butler's passage and Butler's pantry with sliding door

Photograph of the study, left of the foyer, looking to the sunroom on the right

Photograph in the sunroom showing former outer wall window

Photograph of upstairs bedroom entrance with original air flow vent

Photograph of upstairs enlarged bedroom showing evidence of removed wall

Photograph of upstairs bedroom large cedar lined closet

VI. Bibliography

- *Carolina Home & Farm and Eastern Reflector* (Greenville, N.C.)
- Copeland, Elizabeth H., ed. *Chronicles of Pitt County, North Carolina*. Winston-Salem, N.C.: Hunter Publishing Company, 1982.
- Cotter, Michael, ed., *The Architectural Heritage of Greenville, North Carolina*. Greenville, N. C.: The Greenville Area Preservation Association, 1988.
- *Daily Reflector* (Greenville, N.C.)
- Greenville, N. C. City Directories. [various publishers]. Issues used: 1926, 1936-1937, 1938-1939, 1940-1941, 1942-1943, 1944-1945, 1947-1948, 1949-1950, 1951-1952, 1954-1955, 1956-1957, 1958-1959, 1960-1961, 1962-1963, 1964-1965.

- *Greenville Daily News* (Greenville, N.C.)
- Hunsucker, Sandra E., Patricia M. Moore, and Elizabeth H. Sparrow, ed. *Chronicles of Pitt County, North Carolina. Vol. II.* Winston-Salem, N.C.: Jostens Publishing Company, 2005.
- Kammerer, Roger; research notes of.
- Larkin, Sara; research notes and family interviews.
- **Pitt County Deed Books, Office of Pitt County Register of Deeds, Greenville, N.C.**
- **Pitt County Map Books, Office of Pitt County Register of Deeds, Greenville, N.C.**
- **Pitt County Marriage and Death Certificates, Office of Pitt County Register of Deeds, Greenville, N.C.**
- **Pitt County Superior Court, Wills, Estate Records and Special Proceedings, Pitt County Courthouse, Greenville, N.C.**

Flanagan- Wagner House

903 East Fifth Street

Front View



Flanagan- Wagner House 903

East Fifth Street

Front Facade / Brick Detail



Flanagan- Wagner House

903 East Fifth Street

East Façade showing Recessed Dormers



Flanagan- Wagner House

903 East Fifth Street

West Façade



Flanagan- Wagner House
903 East Fifth Street
Rear Elevation - Enlarged Sunroom



Flanagan- Wagner House

903 East Fifth Street

Back View with Coal Furnace Chimney



Flanagan- Wagner House

903 East Fifth Street

Front Entrance



Flanagan- Wagner House

903 East Fifth Street

Archways



Flanagan- Wagner House

903 East Fifth Street

Living Room



Flanagan- Wagner House

903 East Fifth Street

Butler's Pantry



Flanagan- Wagner House
903 East Fifth Street
Butler's Passage with Sliding Door



Flanagan- Wagner House

903 East Fifth Street

Enlarged Bedroom / Beam Showing Original Wall



Flanagan- Wagner House

903 East Fifth Street

Cedar Closet





City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Public hearing for the 2021-2022 Annual Action Plan for CDBG and HOME funds

Explanation: As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City must prepare an Annual Action Plan each year outlining intended activities and funding amounts.


The Housing Division of the Planning and Development Services Department has proposed activities for the 2021-2022 fiscal year. The following are projects the Housing Division intends to deliver to the community with the 2021 allocation:

1. Planning and Administration
2. Owner-Occupied Home Rehabilitation
3. Public Service
4. Down Payment Assistance
5. New Construction

Fiscal Note: Award amounts for each grant are as follows:
CDBG- \$1,007,445
HOME- \$548,644

Recommendation: Staff recommends holding the Annual Action Plan public hearing

ATTACHMENTS

 [DRAFT 2021-2022 AAP.pdf](#)



Find yourself in good company®

DRAFT 2021-2022 ANNUAL ACTION PLAN

Public Comment Period April 12, 2021- May 13, 2021

PUBLIC MEETING

May 12, 2021 during
Affordable Housing Loan
Committee via Zoom at
4:00pm

PUBLIC HEARING

May 13, 2021 during City
Council via Zoom at 6:00pm

Contents

Executive Summary.....	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b).....	7
Tiana Berryman, Housing Administrator	8
Housing Division.....	8
Planning and Development Services Department	8
201 W. Fifth Street	8
Greenville, NC 27834	8
252-329-4518	8
tberryman@greenvillenc.gov	8
www.greenvillenc.gov.....	8
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	9
AP-12 Participation – 91.105, 91.200(c)	12
Expected Resources	20
AP-15 Expected Resources – 91.220(c)(1,2)	20
Annual Goals and Objectives	25
Projects	27
AP-35 Projects – 91.220(d)	27
AP-38 Project Summary	29
AP-50 Geographic Distribution – 91.220(f).....	38
Affordable Housing	39
AP-55 Affordable Housing – 91.220(g)	39
AP-60 Public Housing – 91.220(h).....	41
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	42
AP-75 Barriers to affordable housing – 91.220(j)	44
AP-85 Other Actions – 91.220(k)	45
Program Specific Requirements.....	47

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2021-2022 Annual Action Plan (AAP) is the fourth of the City of Greenville's 2018-2022 Five Year Consolidated Plan. The AAP is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of this plan is to identify the community's priorities related to housing and community development for primarily low- and moderate-income citizens. Included are strategies, resources, and partnerships the community expects to leverage to address identified needs.

The Annual Action Plan serves as the City of Greenville's application for federal funding for the following grants:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)

In addition to CDBG and HOME grants, the City utilizes other funding to support the ongoing effort of providing decent, affordable housing. During the 2020 program year, the City was awarded approximately \$1.1 million of additional CDBG funding, referred to as CDBG-CV designated for COVID response and recovery as part of the CARES Act. This HUD funding is being utilized for emergency rental assistance, small business assistance, and non-profit support.

The City is continuing to leverage the Lead-Based Paint Hazard Control and Healthy Homes grant funding for lead abatement and mitigation in pre-1978 built homes where children under six (6) frequent. This funding will be utilized into 2022, when it expires, to provide safe, healthy housing for children and their families and will require match funding from CDBG.

The Housing Division of the City of Greenville Planning and Development Services Department administers and supports these programs. The Housing Division will manage both place-based and citywide initiatives to support neighborhood revitalization and decent, affordable housing in the upcoming year.

Lincoln Park is a neighborhood within the Neighborhood Revitalization Strategy Area (NRSA), an area designated for intentional investment and relaxed federal compliance requirements. Several lots were acquired by the City in years past and have been utilized for new construction

of single-family units through partnerships with affordable housing developers. The remaining city-owned lots present continued opportunity to increase homeownership in the community. Other housing and community activities in the neighborhood include rehabilitation, lead-abatement, infrastructure improvements, and down-payment assistance.

2. Summarize the objectives and outcomes identified in the Plan

The Consolidated Plan identifies five priority needs with associated objectives and outcomes that align with the funding program associated with each. The objectives are broad in nature and capture a range of community needs. The priorities are:

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.

During the 2021-2022 year, the Housing Division will continue to administer programs that benefit primarily low- and moderate-income (LMI) individuals, households, and areas. The City plans to reduce slum and blight in target areas by continuing acquisition and demolition of dilapidated structures and by improving the condition of occupied units through rehabilitation. The City provides a citywide homeowner rehabilitation program aimed at increasing the lifespan of homes for residents at or below 80% of the area median income. Income maximums are increased for households located within the West Greenville Neighborhood Revitalization Strategy Area (NRSA).

The City will also partner with developers to produce new, affordable single-family units within the Lincoln Park neighborhood. Public facilities and infrastructure, such as pocket parks, sidewalks, lighting, and water systems are opportunities to create attractive neighborhoods for existing and future residents. Several down payment assistance (DPA) programs are available to qualifying buyers. The HOME funded DPA program provides an interest free loan of up to 20% of the purchase price not to exceed \$20,000. Other City-sponsored DPA programs are for 10% and 5% and may be combined not to exceed 20% of the purchase price. Buyers are offered homebuyer counselling through a partnership with the Greenville Housing Development Corporation. Staff and partners provide bi-monthly workshops for interested buyers.

The City also partners with non-profits located within or serving citizens of Greenville through a competitive sub-recipient grant program. Community Crossroads Center (CCC), the local homeless shelter, has been an ally for several years. Public service funding is provided to CCC to fund assessments of homeless individuals to aid in prioritization of need and allocation of regional resources. Other non-profit sub-recipients provide services such as afterschool programs, senior citizen fall prevention services, mental health counselling, early childhood and parenting education.

The following nonprofits were approved for CDBG public service funding for the 2021-2022 fiscal year:

Non-Profit	Amount
Martin-Pitt Partnership for Children, Inc	\$10,000
Greenville Community Shelter, Inc	\$17,025
Habitat for Humanity of Pitt County	\$32,500
Boys and Girls Clubs of the Coastal Plain	\$20,000
Center for Family Violence Prevention	\$26,466.91
Koinonia Christian Center Church	\$30,000

3. Evaluation of past performance

The 2020-2021 program was a challenging year as a result of the COVID-19 pandemic. Labor reduction, closures, and stay-at-home orders greatly impacted production and engagement. The City continued to support affordable housing efforts and Staff and partners completed a first phase of new construction in the Lincoln Park neighborhood. Down payment assistance was made available to first-time homebuyers through the HOME 20% DPA program and plans for additional phases are included in the 2021 Plan. Staff also maintained existing owner-occupied rehabilitation, though construction costs were inflated due to the pandemic.

The City was a recipient of additional CDBG funding through the CARES Act specifically to address COVID preparation, response, and relief efforts. These additional resources required several amendments to the Plan to include activities that would provide aid and support to Greenville residents and businesses. Ultimately, the City was successful in launching both Small Business Assistance and Emergency Rental Assistance Programs to aid in business retention and

eviction diversion efforts. Additionally, CDBG-CV funds were awarded to non-profits with COVID-related activities. All COVID programs will remain available until funds are exhausted.

4. Summary of Citizen Participation Process and consultation process

The City of Greenville recognizes the value and importance of citizen participation in developing activities for each plan year. Several avenues were explored to engage the community concerning community development and housing needs and strategies. Copies of the plan are made available on the City’s website and at the local libraries. The general public, nonprofits and other interested parties are able to submit comments on the draft Plan from April 12, 2021 to May 13, 2021. The 2021-2022 Plan public meeting and hearing schedule is below.

Date	Location	Event
November 18	Zoom	Public Meeting-Affordable Housing Loan Committee Meeting
December 2	Zoom	Stakeholders Meeting
December 10	Zoom	Public Hearing- City Council Meeting
May 12	Zoom	Public Meeting- Affordable Housing Loan Committee Meeting
May 13	Zoom	Public Hearing- City Council Meeting

5. Summary of public comments

The draft Annual Action Plan for 2021-2022 will continue to receive public comments through May 13, 2021. All comments will be included in the draft AAP as an attachment.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date, no written comments received by the City of the Draft Annual Action Plan have been rejected during the public consultation process. All comments will be reviewed after the public hearing on May 13, 2021.

7. Summary

The City of Greenville has adopted the practice of exceeding federal requirements for citizen participation by holding several public meetings in the fall and spring prior to the adoption of the Annual Action Plan. Two public hearings are also held to provide citizens and Council members an opportunity to provide input. All public hearings and public meetings are accessible virtually due to pandemic accommodations. An electronic copy is made available on the City's website and shared with stakeholders. Paper copies of the Plan are located in the Housing Division office and at two public libraries, Sheppard Memorial and Carver. Other paper copies can be made upon request.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		Greenville	
CDBG Administrator	Greenville		Planning & Development Services/Housing Division
HOPWA Administrator	NA		
HOME Administrator	Greenville		Planning & Development Services/Housing Division
HOPWA-C Administrator	NA		

Table 1 - Responsible Agencies

Narrative (optional)

This Annual Action Plan (AAP) for the City of Greenville is for the fiscal year running July 1, 2021-June 30, 2022. As an entitlement community, Greenville is a recipient of the Community Development Block Grant (CDBG) and Home Investment Partnership Program. These funds are made available through the US Housing and Urban Development Department (HUD). Housing and community development programs funded by CDBG and HOME dollars are also supplemented by General Fund, the Greenville Utilities Energy Efficiency program, and HUD funded Lead Based Paint Hazard Control and Healthy Homes grants.

The Housing Division of the City’s Planning and Development ServicesDepartment serves as the primary administrator of the federal entitlement funds.

Annual Action Plan Public Contact Information

Tiana Berryman, Housing Administrator
Housing Division
Planning and Development Services Department
201 W. Fifth Street
Greenville, NC 27834
252-329-4518
tberryman@greenvillenc.gov
www.greenvillenc.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

City staff engages other housing and community development related organizations throughout the year to improve coordination with and to understand the needs to vulnerable populations. Involvement with the Continuum of Care (CoC) allows for dialogue and support of programs serving individuals with low-income, special needs, and/or that are homeless. CoC partners and nonprofits serving these individuals are invited to attend AAP public meetings as well.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Housing Division staff meets monthly with affordable housing stakeholders about creating, coordinating, or improving housing programs. Staff has partnered with the Greenville Housing Authority’s nonprofit arm, Greenville Housing Development Corporation (GHDC), to add housing units within the NRSA. The City transferred a lot to the GHDC for purposes of constructing a single-family home in the Lincoln Park neighborhood in 2018 and the completed unit was sold during the 2020 program year. The City continues to partner to provide bimonthly homebuyer counselling with the Housing Authority.

Other coordinated efforts include participation in the eviction diversion network aimed at supporting vulnerable households during the pandemic. The City collaborates where feasible with other local agencies to assist LMI renters with necessary assistance. The City launched an emergency rental assistance program in April of 2021 utilizing CDBG-CV funding.

The City also partners with nonprofit agencies through public service sub-recipient funding. Mental health and family counselling is provided to low-income clients through the Center for Family Violence Prevention with the support of CDBG.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City, through its nonprofit sub-recipient program, provides funding to Community Crossroads homeless shelter for use of the Vi-SPDAT intake tool. This mechanism aids professionals in assessing and prioritizing the need of homeless individuals. The same public service dollars also support the domestic violence shelter for women and children.

In the coming year, staff will continue to fund homeless services and to have representation in the CoC. This group will administer programs and funds received by the CoC and prepare various grant applications for submission to the NC Balance of State. All activities will assist with community needs aimed at preventing and ending homelessness.

2. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is a member of the Region 12 Committee, of the North Carolina Balance of State, Continuum of Care (NC BOS CoC). The region consists of Beaufort, Bertie, Martin, Pitt, and Washington Counties with Pitt County being the Regional Lead.

The North Carolina Balance of State Continuum of Care (NC BOS CoC) is established and maintained to provide a full continuum of housing and services to homeless individuals and families in compliance with the McKinney-Vento Homeless Assistance Act, and to be able to receive U.S. Department of Housing and Urban Development (HUD) funding to provide housing and services through appropriations under that act.

NC BOS CoC is responsible for the creation of policy and procedures for the running of the organization and programs. Sub-committees, with members throughout the regions, are created to draft guidelines, application documents, procedures etc. The Regional committees review and vote to approve or not. As a member of the Region 12 Committee, the City has the opportunity to offer input in the annual submission of applications and funding requests. Applications are submitted to the NC BOS CoC for review and submission to HUD for funding. Project updates are provided by funded agencies at the local CoC monthly meeting.

The Carolina Homeless Information Network (CHIN) is the provider of information services and technical support related to Homeless Management Information System (HMIS) data.

3. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The City is an active partner of the Pitt County Continuum of Care. The group, comprised also of County, nonprofit, and service providers, meets regularly to discuss homeless needs and concerns within the community. The City plans to fund homeless services for an anticipated 650 individuals through its partners.

Table 2 - Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Consolidated Plan	City of Greenville	The Consolidated Plan identifies several neighborhoods that are considered high priority
Continuum of Care	Pitt County Continuum of Care	The Strategic Plan is consistent with the goals and strategic plan of the continuum of Care and the plan to end homelessness
City of Greenville City Council Goals and Priorities	City of Greenville	The Council goals emphasize creating and sustaining complete neighborhoods, enhancing public infrastructure, and economic development

Table 3 - Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Greenville recognizes the value and importance of citizen participation in developing activities for each plan year. While the COVID pandemic reduced the avenues for engagement, several opportunities to involve the community concerning community development and housing needs and strategies were made available. Three virtual public meetings were held to safely provide an opportunity for citizens to engage with staff regarding the 2021-2022 Annual Action Plan. Two of the public meetings were hosted by the Affordable Housing Loan Committee during its regularly scheduled meeting and aired on the public access television station. A presentation was also made before the housing and community development stakeholders via zoom. Copies of the plan are made available on the City’s website and at the local libraries. The general public, nonprofits and other interested parties were able to submit comments before the draft was crafted from November 16, 2020-December 10, 2020 and after from April 12, 2019 to May 13, 2021.

In addition, two (2) Annual Action Plan Public Hearing were held for citizens to provide input on December 10, 2020 and May 13, 2021.

Citizen Participation Outreach

1	Agency/Group/Organization	City of Greenville
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Greenville is the lead responsible agency of the Consolidated Plan. The mission of the City is to provide all citizens with high-quality services in an open, inclusive, professional manner, ensuring a community of excellence now and in the future.
2	Agency/Group/Organization	Housing Authority of the City of Greenville, North Carolina
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HACG promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services to nurture neighborhoods, provide economic development and self-sufficiency activities for residents while also assuring equal access to safe, quality housing for low and moderate income families throughout the community.
3	Agency/Group/Organization	Pitt County
	Agency/Group/Organization Type	Housing Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pitt County works with the City of Greenville in community and housing needs assessments. The City is the major metropolitan area in the county. The mission of the of Pitt County Government is to enhance the health, safety, and well-being of our community by advocating for and providing quality services in a friendly and cost-effective manner.

4	Agency/Group/Organization	Community Crossroads Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Crossroads Center is an emergency shelter that provides homeless adults and families with temporary shelter and meals. Its mission is to serve the homeless and those at risk of homelessness by providing safe housing, and assisting them in developing a long-term plan that leads to self-sufficiency.
5	Agency/Group/Organization	Center for Family Violence Prevention
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Center for Family Violence Prevention is a private, non-profit agency primarily funded by state, federal and local grants. Through this funding, the Center for Family Violence Prevention provides resources and services to victims of domestic violence and their families.
6	Agency/Group/Organization	NC Balance of State COC
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Balance of State Continuum of Care (BOS COC) was created in 2005 in order to help rural communities apply for Continuum of Care funding from HUD. COC funding serves homeless populations through permanent supportive housing, transitional housing, rapid re-housing, supportive services, and HMIS projects, and is accessed through an annual application process.
8	Agency/Group/Organization	Mid-East Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of Mid-East Commission is to enhance the ability of local governments to successfully improve the quality of life for area citizens: Leadership in technical assistance, planning, program management and development and public-private partnerships.
9	Agency/Group/Organization	METROPOLITAN HOUSING AND CDC, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metropolitan Housing is a Community Development Corporation that has developed housing in the West Greenville area.
10	Agency/Group/Organization	Pitt County Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Pitt County Council on Aging works to enhance the quality of life for adults by providing access to a continuum of services, programs, and resources that promote healthy living and independence.
11	Agency/Group/Organization	ECU Marriage and Family Therapy
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	East Carolina University's marriage and family therapy program prepares students to become a licensed marriage and family therapists. The program has been continuously accredited by Commission on Accreditation for Marriage and Family Therapy Education (COAMFTE) since 1992.
12	Agency/Group/Organization	Mediation Center of Eastern Carolina
	Agency/Group/Organization Type	Services - Mediation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MCEC is a conflict resolution based center, offering a variety of programs for the communities they serve. Their mission is to help individuals in the community develop the capacity to respectfully resolve conflict.
13	Agency/Group/Organization	Habitat for Humanity Pitt County
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of Habitat for Humanity is to bring people together to build homes, communities and hope.
14	Agency/Group/Organization	Operation Sunshine, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	OS provides nurturing and motivating programs, structured activities to develop and promote academic success, social skills, cultural awareness, personal growth and self-esteem to economically and socially deprived at-risk females ages 5-13 in the Pitt County Community.
15	Agency/Group/Organization	Boys and Girls Clubs of the Coastal Plain
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of the Boys and Girls Clubs of the Coastal Plains is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.
16	Agency/Group/Organization	KCC CDC
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	KCC CDC provides before and after school programs, summer camps and youth leadership programs to children and youth in Greenville, NC.
17	Agency/Group/Organization	Restore One
	Agency/Group/Organization Type	Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Restore One is a ministry that seeks to open shelters that offer faith-based residential recovery programs, free of cost to American boys who are survivors of domestic minor sex trafficking. Restore One also counteracts human trafficking and human exploitation by community awareness, education, outreach and partnerships.
18	Agency/Group/Organization	United Way of Pitt County
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way PC creates lasting change by addressing the underlying causes of community issues. UWPC provides a safety net of basic needs services, while also focusing on school success and workforce development.
19	Agency/Group/Organization	Gods Love
	Agency/Group/Organization Type	Philanthropy, Charity and Volunteer Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Gods Love is a philanthropy, charity and volunteer promotion organization in North Carolina.
20	Agency/Group/Organization	Trillium Health Resources
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Trillium is a local governmental agency that manages mental health, substance use, and intellectual/developmental disability services in eastern North Carolina.

Table 4 - Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Greenville will support housing and community development activities with funding from Community Development Block Grant (CDBG), CDBG-CV for COVID response, Home Investment Partnership Program (HOME), General Fund revenues, local Bond program, Lead-Based Paint Hazard Reduction (LBP) and Healthy Homes (HH) grants, private developers, and Greenville Utilities Commission (GUC). Leveraging funding through existing and future partnerships in addition to CDBG and HOME increases opportunity for community impact and benefit for low- and moderate-income families. Program income generated from CDBG,

HOME, are reinvested into the community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin & Planning Economic Development Demolition Housing Public Improvements Public Services	1,007,445	30,000		1,037,445	NA	CDBG funds will be used for acquisition and demolition of blighted properties, administration, support of community economic development, housing and public improvements in target areas, and continued support of nonprofits through public service
HOME	Public-federal	Acquisition Administration Homebuyer Assistance Rehabilitation Multifamily New Construction	548,644	30,000		578,644	NA	HOME funds will be used for acquisition, down payment assistance, rehabilitation, creation of new single- and multi-family units
General Fund	Public-local	Admin & Planning	399,822	0	0	399,822	NA	Local funding will be used for administrative and operating costs training, and planning.

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are used to leverage additional resources by:

- Qualifying as match dollars for Lead Based Paint Hazard Reduction and Healthy Homes grants. The City was awarded \$1.3 million dollars over 42 months with a commitment of a 10% match. CDBG funding supporting administrative and operational costs will satisfy the match requirement.
- For several years, Greenville Utilities Commission (GUC) has provided \$150,000 for energy efficiency improvements for owner-occupied homes with residents at or below 100% AMI. This supplemental funding provides additional repairs for homeowners receiving CDBG or HOME rehabilitations, or an opportunity for repairs for families that may not qualify for federally funded programs.
- City-owned property purchased with CDBG and Bond dollars is available for development for affordable housing production. Providing lots at reduced cost incentivizes developers to produce units in priority areas.
- General fund dollars to support the administrative and operation costs of the Housing Division demonstrate the City's commitment to adequate capacity for appropriate administration of federal programs. The City contributes roughly \$310,000 for this purpose.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has acquired property in the West Greenville Revitalization Area. The Consolidated Plan has identified this area for city investment. The buildable lots in this target area will be used for affordable housing, both owner-occupied and rental units. Concentrated effort will be focused in the Lincoln Park neighborhood. Five single-family units were completed in the 2020-2021 fiscal year with plans for another phase.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation and Development	2018	2022	Affordable Housing	West Greenville NRSA Citywide	Supply of affordable housing		Homeowner Housing Rehabilitated: 10 household housing units Homeowner Housing Added: 2 units
2	Addressing Homelessness	2018	2022	Homelessness	Citywide			Individuals Assisted: 650 Housing for Homeless added:1 Household Housing Unit
3	Expansion of Available Public Services	2018	2022	Affordable Housing Non-Housing Community Development Homelessness	Citywide	Affordable Housing Preservation & Development Addressing Homelessness		Homeless Persons Assisted: 1,862 Individuals

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Preservation and Development
----------	------------------	---

	Goal Description	Through CDBG and HOME programs, the City will create and preserve housing for low- and moderate-income by extending the lifespan of units through rehabilitation, providing down payment assistance for first-time homebuyers, and by working with private developers to produce affordable owner-occupied and rental units.
2	Goal Name	Addressing Homelessness
	Goal Description	The City will utilize federal funding to support the work of nonprofit organizations that provide housing and services to special needs populations and very-low income individuals
3	Goal Name	Expansion of Available Public Services.
	Goal Description	The City will continue to support nonprofits through CDBG sub-recipient funding.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	CDBG: Program Administration (2021)
2	CDBG: Rehabilitation (2021)
3	CDBG: Public Services (2021)
4	HOME: Program Administration (2021)
5	HOME: CHDO Reserve Activities (2021)
6	HOME: Down Payment Assistance (2021)
7	HOME: New Construction/Housing (2021)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Project and funding determinations are based on the needs and goals identified in the 2018-2022 Consolidated Plan. The needs of the community exceed available funding, increasing the importance of leveraging additional resources. While several activities are citywide, such as, down payment assistance and rehabilitation; concentrated effort in West Greenville is an attempt to address disproportionate need in a concentrated area of poverty. The area of focus exists within the City's urban core tracts 7.01, 7.02, and 1.00. Creating affordable housing in this area was identified as a top priority in the Consolidated PI

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Program Administration (2021)
	Target Area	NA
	Goals Supported	All
	Funding	CDBG: \$201,489
	Description	Staff salary, planning, and administrative service delivery costs for implementing CDBG will be funded with the 20% administrative cap allowed by federal regulations and with support of local general fund.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Planned Activities	Program administration of the CDBG program

2	Project Name	CDBG: Rehabilitation (2021)
	Target Area	Citywide
	Goals Supported	<ol style="list-style-type: none"> 1. Affordable housing preservation and development 2. Reduce slum and blight
	Funding	CDBG: \$695,956
	Description	The rehabilitation program assists low- and moderate-income homeowners with repairing existing housing. Rehab activities eliminate all code violations and provide a decent, safe, and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports, closing costs, and administrative delivery costs. Qualified candidates for assistance include households with annual incomes at or below 80% AMI outside of the West Greenville NRSA and up to 120% AMI within the NRSA.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Number of units rehabilitated: 10
	Planned Activities	Rehabilitation activities to eliminate all code violations and to provide decent, safe, and sanitary living environments for 10 qualified homeowners with annual incomes at or below 120% AMI within the NRSA and at or below 80% AMI in non-NRSA areas.
3	Project Name	CDBG: Public Services (2021)
	Target Area	Citywide
	Goals Supported	<ol style="list-style-type: none"> 1. Expansion of available public services 2. Addressing homelessness
	Funding	<p>CDBG: \$140,000</p> <p>Additional anticipated funding for this project is includes:</p>

Description	The city will make available funds to assist nonprofit organizations with approved activities. The Affordable Housing Loan Committee (AHLIC) makes a recommendation for funding. Qualified agencies will provide services that assist low-income individuals, homeless and special needs individuals, youth development, housing providers, and mental health services.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	814 LMI households

	<p>Planned Activities</p>	<p>The City of Greenville will make available funding to assist approved nonprofits that address the needs and goals identified by the ConPlan. Activities will be provided by the agencies below in the following amounts:</p> <p>Center for Family Violence- \$26,466.91</p> <p>Martin/Pitt Partnership for Children- \$10,000</p> <p>Boys & Girls Club of the Coastal Plain- \$20,000</p> <p>Community Crossroads Center- \$17,025</p> <p>Habitat for Humanity of Pitt County- \$32,500</p> <p>Koinonia Christian Center Church- \$30,000</p>
--	----------------------------------	--

4	Project Name	HOME: Program Administration (2021)
	Target Area	NA
	Goals Supported	All
	Funding	HOME: \$54,864
	Description	Staff salary, planning, and administrative service delivery costs for implementing HOME activities will be funded with the 10% administrative cap allowed by federal regulations and with support of local general fund.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Planned Activities	Program administration of the HOME program

5	Project Name	HOME: CHDO Reserve Activities (2021)
	Target Area	West Greenville NRSA
	Goals Supported	1. Affordable Housing and Preservation Development
	Funding	HOME: \$100,000
	Description	The City plans to continue supporting development of affordable units with a certified Community Housing Development Organization (CHDO). Currently the City partners with Metropolitan Housing and Community Development Corporation and is actively recruiting additional CHDOs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Number of new single-family units: 1
	Planned Activities	Production of three single-family units for first-time, low- to moderate-income homebuyers

6	Project Name	HOME: Down Payment Assistance (2021)
	Target Area	Citywide
	Goals Supported	1. Affordable housing preservation and development
	Funding	HOME: \$200,000
	Description	Down payment assistance for first-time, low- to moderate-income homebuyers.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Number of new homeowners: 10
	Planned Activities	Following completion of homeownership counselling, down payment assistance of up to 20% of the purchase price not to exceed \$20,000 will be made available to qualified buyers.

7	Project Name	HOME: New Construction/Housing (2021)
	Target Area	Citywide
	Goals Supported	1. Affordable housing preservation and development
	Funding	HOME: \$193,780
	Description	This activity will provide funding for the development of new affordable housing via partnerships with developers. These homes will be made available to homebuyers or renters who have low- or moderate-incomes.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Number of new units: 1 owner-occupied
	Planned Activities	Construction of 1 new owner-occupied unit

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Many of the activities administered by the City of Greenville will occur throughout the city, however, the West Greenville NRSA will receive concentrated effort and investment. The NRSA is a 667.58 acre area located west of downtown Greenville and the East Carolina University area, east of the Medical Center, south of the Tar River, and north of the new 10th Street connector. Populated predominantly by Black/African American households with 84.9% and the median household income ranging from \$15,229 to \$25,092 amongst the qualifying census tracts, this community is a minority concentrated area of poverty.

Geographic Distribution

Target Area	Percentage of Funds
West Greenville NRSA	75
Citywide scattered site	25

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

In an effort to create recognizable improvements within the NRSA, development will be pursued and implemented with a concentrated approach to increase momentum and for efficiency of resources. While program data suggests a majority of households are minority, eligibility for programs is extended to all racial, ethnic, and gender groups equally.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Greenville actively seeks methods for creating and maintaining affordable housing through a variety of housing and complementary community and economic development strategies.

Housing Strategies:

1. **Down Payment Assistance** reduces the amount of financing required for homebuyers to achieve homeownership.
2. **Owner-Occupied Home Rehabilitation** assists homeowners with maintenance of older homes by financing needed repairs through grants or zero-interest loans.
3. **New Construction** of single- and multi-family units is incentivized by providing a number of subsidies to developers.
4. **Homeownership Counselling** provided in partnership with other agencies educates and provides support to prospective homebuyers about the home buying process.
5. **Homeless Services** are provided through sub-recipient funding creating emergency solutions for individuals and families in need.
6. **Emergency Rental Assistance** is a COVID response program designed as a means for eviction diversion. The intent of this program is to address rental arrears for LMI households experiencing negative financial impact of the pandemic.

One Year Goals for the Number of Households to be Supported	
Homeless	526
Non-Homeless	0
Special-Needs	0
Total	526

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	150
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	150

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to support a variety of low- and moderate-income families with housing. Eviction diversion will be a unique focus made possible through the continuation of COVID resources. Homeless support will be provided through the Community Crossroads Center and the Center for Family Violence

Prevention, both sub-recipients of CDBG. While other housing activities are aimed at supporting non-homeless households through production of new units, rehabilitation, and acquisition for purposes of new construction.

AP-60 Public Housing – 91.220(h)

Introduction

There are four (4) Public Housing managing agencies in Pitt County that receive federal funding to address and maintain public housing needs. The agencies are Greenville Housing Authority, Mid-East Commission, Farmville Housing Authority, and Ayden Housing Authority.

Actions planned during the next year to address the needs to public housing

The City will continue to partner with the Greenville Housing Authority to provide homeownership counselling in preparation for ownership and to create new affordable units for low- and moderate-income buyers. The City partners with GHA for bimonthly workshops offered to public housing residents and the general public

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Preparing and assisting public housing residents with obtaining homeownership goals helps transition residents to self-sustainability and reduces the overwhelming demand for public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City plans to fund homeless services for an anticipated 650 individuals. Services will be administered through sub-recipient partners, Community Crossroads and the Center for Family Violence Prevention.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is committed to continuing support for the regional committee through services and programs that aid in the reduction, and ultimate elimination, of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses emergency shelter with services administered through sub-recipient partners, Community Crossroads and the Center for Family Violence Prevention.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Considering the relationship between mental health and chronic homelessness, the City is funding the mental health counselling through ECU Family Clinic in addition to other direct housing assistance for homeless individuals and families. Financial literacy classes are being provided by staff and through sub-recipient, Literacy Volunteers of America, to address issues such as credit, budgeting, and employment that tend to also create obstacles to obtaining housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

The City of Greenville is not a recipient of the Emergency Solutions Grant (ESG), however is a committed partner of the ESG-funded Continuum of Care. The City provides CDBG funding to help address housing, social service, education, and youth needs through sub-recipient grants.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Greenville developed an Analysis of Impediments to Fair Housing Choice (AI) serving as a comprehensive consideration of housing issues in the city limits. From this, there were five (5) goals identified to address impediments to fair housing including: increasing access to affordable housing, reducing substandard housing, increasing employment training and opportunities, increasing economic development activities and investments, and increasing fair housing awareness and education.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In an attempt to address and remove negative, or unintended consequences of public policies that serve as barriers to affordable housing, the City supplements affordable housing strategies with locally funded programs that benefit citizens citywide and/or above maximums for federal programs. These programs include the Energy Efficiency, West Greenville and University Area Down Payment Assistance, and 10% Loan Assistant programs. While programs and services are emphasized in a racially concentrated area of poverty, the NRSA designation allows some CDBG-funded programs to be extended to residents with incomes above 80% AMI. This allows for creating and sustaining mixed-income communities.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Staff partners with a variety of other agencies to understand community needs and to leverage additional resources to address them. The City continues to create affordable housing through a variety of strategies, to support community economic development, and to fund services that benefit low- to moderate-income citizens. Sub-recipient funding makes available social services, senior services, homeless services, youth development and family programs, literacy resources for residents of Greenville meeting a variety of underserved needs. Staff will continue to create opportunities to engage the public on specific needs through an increasing amount of community outreach.

Actions planned to foster and maintain affordable housing

1. **Down Payment Assistance** reduces the amount of financing required for homebuyers to achieve homeownership.
2. **Owner-Occupied Home Rehabilitation** assists homeowners with maintenance of older homes by financing needed repairs through grants or zero-interest loans.
3. **New Construction** of single- and multi-family units is incentivized by providing a number of subsidies to developers.
4. **Homeownership Counselling** provided in partnership with other agencies educates and provides support to prospective homebuyers about the home buying process.
5. **Homeless Services** are provided through sub-recipient funding creating emergency solutions for individuals and families in need.
6. **Emergency Rental Assistance** is designed to assist LMI households with rent payments during or after a period of financial distress to aid sustained housing.

Actions planned to reduce lead-based paint hazards

The City has been awarded a \$1.6 million dollar grant over a three (3) and a half year period beginning April 1, 2019 and ending July 1, 2022 for lead abatement and mitigation. Lead will continue to be addressed in pre-1978 built homes through the owner-occupied rehabilitation program.

Actions planned to reduce the number of poverty-level families

The City actively removes barriers to elevate poverty-level families by extending the lifespan of

housing for low-income homeowners through the owner-occupied rehabilitation program, and by providing down payment assistance to reduce needed financing for low-income homebuyers. Social and housing services provided through sub-recipients also eliminate financial burdens for citizens at or near poverty-level.

Actions planned to develop institutional structure

The City of Greenville, through the Housing Division, a network of sub-recipients, Community Housing Development Organization (CHDO), housing contractors, and Continuum of Care partnership is organized to utilize all local, state, and federal funding through appropriate programs. The private sector is incentivized to provide services that address the goals of the Consolidated and Annual Action Plans. By coordinating with other governmental agencies, non-profit organizations, private enterprises, and individuals, the network or resources will increase opportunities within the target area and citywide.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Greenville partners with local nonprofit agencies to provide homeownership counselling and workshops for potential homebuyers. At program completion, participants are eligible for down payment assistance for the purchase of their first home.

In addition, the City partners with affordable housing developers for creation of new single-family units in the West Greenville NRSA. The City is continuing to expand partnerships with affordable housing developers for additional production.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City has partnered with the Greenville Housing Development Corporation to access their down payment assistance funds through a partnership with the North Carolina Housing Finance Agency (NCHFA). The NCHFA program can bring up to \$20,000 in down payment assistance to qualified buyers. When combined with the City's down payment assistance program, up to \$50,000 is available to reduce the burden of homeownership for low-wealth families.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, City of Greenville has adopted the recapture provision. Greenville provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. Greenville provides HOME funds to its CHDO's to develop affordable housing. Greenville CHDO's have adopted the HOME recapture provision, with the exception of development of rental units. When CHDO's develop homeownership single-family housing, down payment assistance is provided by the city.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the

original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-

year period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by CHDO, on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Housing rehabilitation assistance will be offered to persons/families with incomes up to but not greater than 80% AMI adjusted by family size and as published annually for Greenville. For households with incomes less than 50% AMI, a 15-year deferred loan will be offered up to \$60,000 for rehabilitation assistance. For households with incomes from 51% to 80% AMI, the combination of a deferred payment loan and a no-interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over ten (10) years. In no case may the assistance exceed \$60,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

Assistance provided to nonprofit agencies through CDBG will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by CHDOs, on behalf of the City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO to provide affordable housing for City of Greenville citizens.

Recapture HOME funds provided by an agency other than a CHDO, will be recaptured by the City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Greenville does not have existing debt.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Presentation of the Proposed Fiscal Year 2021-22 Operating Budgets for the Pitt-Greenville Convention & Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission

Explanation: During the May 13, 2021 City Council meeting, representatives from the following agencies will present their Proposed Operating Budgets for the 2021-22 Fiscal Year:

- Pitt-Greenville Convention & Visitors Authority
- Sheppard Memorial Library
- Greenville Utilities Commission





A breakdown of each agency's Proposed Operating Budget is included as an attachment with this agenda item.

In compliance with Section 160A-148(5) of the North Carolina General Statutes, the City Council will hold a public hearing on Monday, June 7, and consider adopting the annual budget ordinance on Thursday, June 17.

Fiscal Note: The final amount of each of the budgets presented will be determined by City Council action at the June 17, 2021, City Council meeting.

Recommendation: Receive presentations on the Proposed Fiscal Year 2021-22 Operating Budgets and provide feedback and direction.

ATTACHMENTS

-  [CVA 2022.pdf](#)
-  [CVA 2022 Presentation.ppt](#)
-  [GUC 2022.pdf](#)
-  [SML 2022.pdf](#)

April 23, 2021

Dear Mayor, Mayor Pro-Tem, and Members of City Council:

The Convention & Visitors Authority, in conjunction with its hospitality partners, has made great progress in establishing Greenville-Pitt County as a competitive hospitality destination throughout the state of North Carolina. In 2019, tourism expenditures in Pitt County totaled 271 million dollars and generated 6 million dollars in local taxes resulting in a tax savings of \$110.82 per resident. These tourism numbers rank Greenville among the top 20% of tourism generating destinations across North Carolina, and we continue to gain ground each year against other municipalities. As with many other destinations across the state, the COVID-19 pandemic has temporarily halted our momentum and our 2021-2022 budget is designed to re-start travel and assist in economic recovery.

The cornerstone of the 2021-2022 CVA budget is centered on achieving our established goals and objectives as set forth by the CVA Board of Directors and CVB staff. Our main focus will be to counteract the harmful effects that COVID-19 has had on Greenville-Pitt County by using tourism as a way to help restart the economy. The CVB will concentrate on recapturing postponed and cancelled events in the meetings, convention, reunion, and sports markets while working to grow leisure visitation through outdoor recreational tourism and by launching leisure initiatives such as our African American Cultural Trail.

The Convention and Visitors Bureau's 2021-2022 budget is based on projected revenue from the hotel-motel occupancy tax collections. Currently, we are projecting a 22% decrease in collections for the fiscal year due to the negative effects that the COVID-19 pandemic has had on each of the travel market segments. The total reduction in occupancy tax collections since the beginning of the pandemic in March 2020 totals 45%.

To combat this loss in revenue, our budget reflects the use of some fund balance, a forgivable federal PPP loan, and a one-time payment of \$125,000 from the CVA's capital reserve account. The Greenville-Pitt County Sports Commission, which falls under the CVA's overall budget, will receive its annual payment from the capital reserve account as well. Other efforts to reduce costs due to lower occupancy tax revenue collections involve CVB staffing. Two full-time openings were created during the 2020-2021 fiscal year via retirement. The Convention & Visitors Bureau has replaced those two full-time openings with two part-time employees working no more than 18 hours a week. The salary and benefits savings are enough to make up the reset of the collection deficit.

This proposed budget has been approved by our CVA Executive Committee, our full CVA Board of Directors, and is ready for consideration by the Greenville City Council. The CVA appreciates the continual support of the Greenville City Council and looks forward to working with each member to make Greenville-Pitt County a preferred destination for conventions, meetings, reunions, events, and leisure travel.

Sincerely,

Andrew D. Schmidt, CHME, MPA
Executive Director

<u>ACCOUNT DESCRIPTION</u>		FY 2022
		MGR REQ
OCCUPANCY TAX	\$	516,667.00
1% OCCUPANCY TAX	\$	258,333.00
CAPITAL RESERVE/SC	\$	300,000.00
INT/INVEST EARNINGS	\$	450.00
APPROPRIATED FUND BAL	\$	75,000.00
BUD AMENDMENT (PPP)	\$	100,000.00
CAPITAL RESERVE/CVB	\$	125,000.00
TOTAL CVB REVENUES	\$	1,375,450.00

<u>ACCOUNT DESCRIPTION</u>		FY 2022
		MGR REQ
SALARIES-PERMANENT	\$	325,403.23
SALARIES-PART TIME	\$	66,672.00
FICA EXPENSE	\$	28,910.00
GROUP LIFE	\$	2,000.00
RETIREMENT	\$	19,324.19
HEALTH/DENTAL INSURANCE	\$	83,181.73
WORKERS COMP	\$	1,000.00
UNEMPLOYMENT COMP	\$	500.00
401K REGULAR EMP	\$	3,900.00
WELLNESS INCENTIVE	\$	2,000.00
GAFC	\$	1,000.00

*PERSONNEL	\$	533,891.15
PRINTING	\$	19,027.11
TRAVEL/MARKETING	\$	90,000.00
MAINTENANCE & REPAIR	\$	3,000.00
SUPPLIES & MATERIALS	\$	7,000.00
CONTRACTED SERVICES	\$	110,000.00
COST OF COLLECTION	\$	16,570.48
DUES/SUBSCRIPTIONS	\$	35,000.00
ADVERTISING	\$	190,000.00
POSTAGE	\$	8,000.00
TELEPHONE/CELL ALLOWANCE	\$	3,000.00
UTILITIES/RENT	\$	43,928.26
GENERAL INSURANCE LIAB.	\$	1,200.00
DIR./OFFICERS LIAB. INS.	\$	1,500.00
CONTINGENCY	\$	5,000.00
CONVENTION CTR MARKETING	\$	258,333.00
CONVENTION INCENTIVES	\$	25,000.00
TOURISM PROJECTS/SPONSOR	\$	25,000.00
*OPERATING	\$	841,558.85
GCC MARKETING RESERVE		
YTD Variance		
TOTAL CVB EXPENSES	\$	1,375,450.00

Convention & Visitors Authority

2021-2022 Fiscal Year Budget

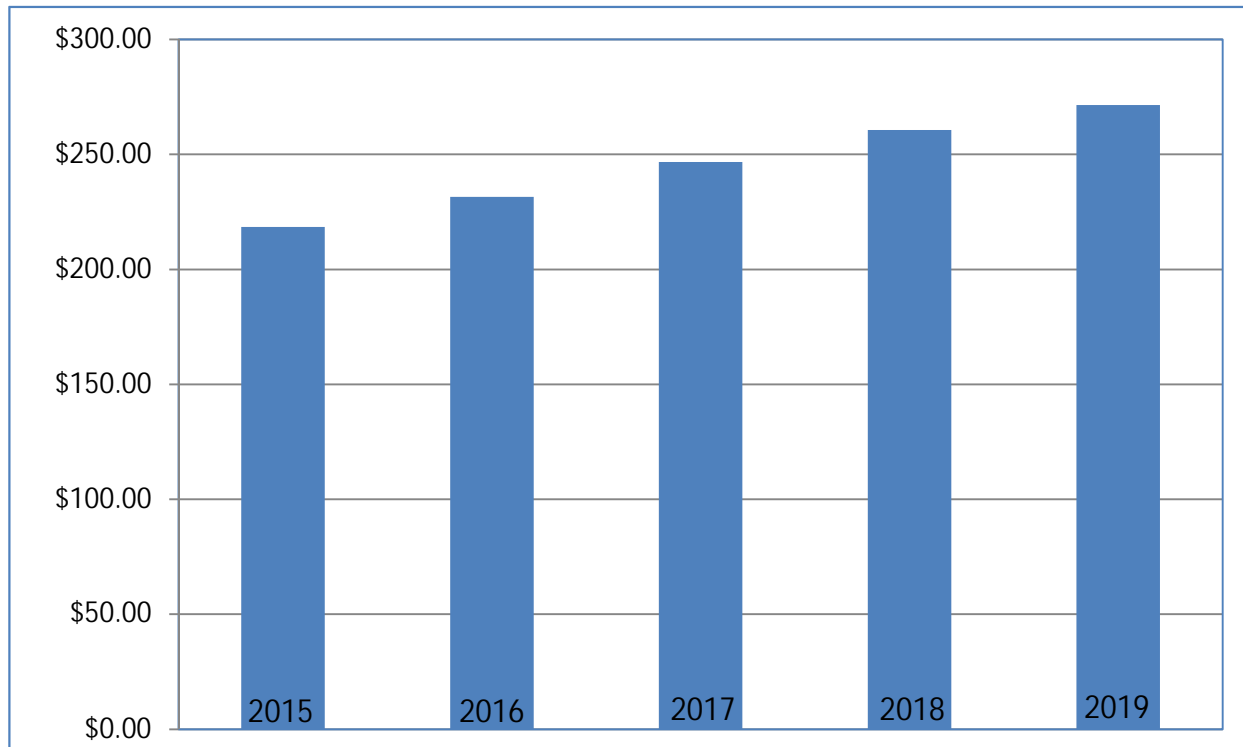
CVA Mission

To foster an environment of superior travel and tourism experiences.

CVA Board Members

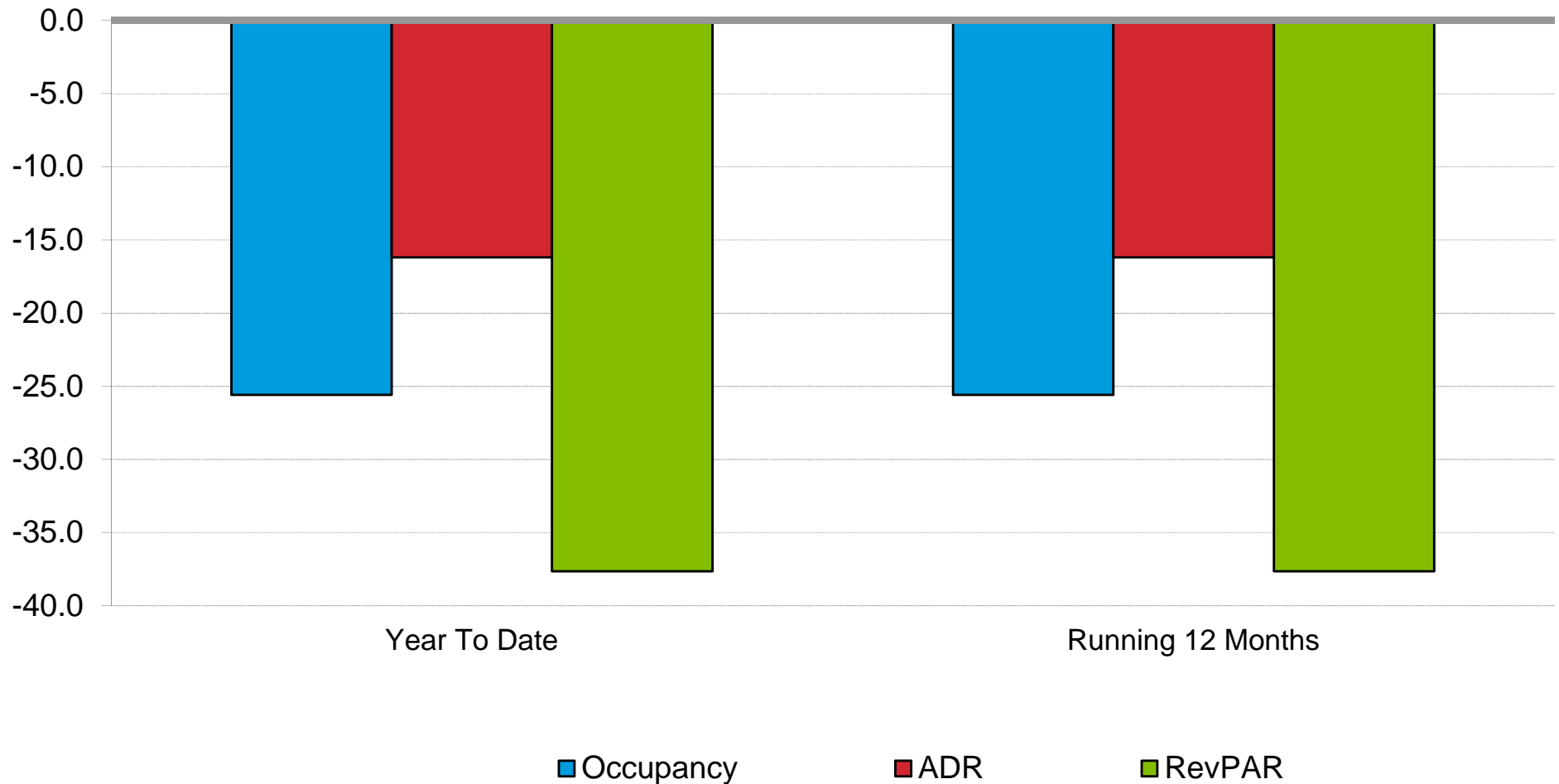
- Four hotel owner/operators
- Two hospitality-related positions
- Four citizens interested in the hospitality industry
- Chamber appointee
- City and County liaison
- City Finance Officer

Pitt County Tourism Expenditures 2015-2019



Expenditures in millions of dollars

Overall Percent Change since the beginning of the pandemic



Question: When it comes to getting back out and traveling again, which best describes your current state of mind? (Select one)

Vaccinated:



64.4%

Ready to Travel

Not vaccinated:



71.2%

CVA Budget Approval Process

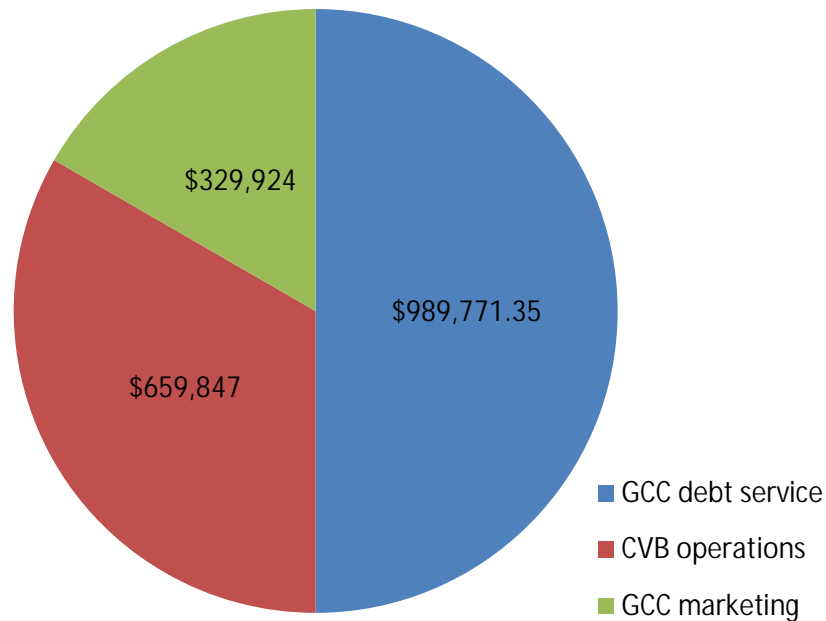
1. CVA Executive Committee
2. CVA Full Board
3. Pitt County Board of Commissioners
4. Greenville City Council

The CVA does not receive any revenues from the general fund

- All revenues received are from the hotel/motel occupancy tax
- No city or county supplement
- No membership revenue
- Significant occupancy tax decline due to COVID-19
- The number of Airbnb's declined significantly during the pandemic

2019-2020 occupancy tax collections totaled \$1,979,542

2019-2020 Occupancy Tax Expenditure Breakdown



*6% occupancy tax collected on all overnight stays at hotels, motels, and Airbnb's

Revenues

- Current occupancy tax revenues are down 35.05% over last year's collections
- 2021-2022 fiscal year budget is calculated with an estimated 22.0% decrease in occupancy tax collections
- Collections are expected to be higher this spring than last spring
- ADR and REVPAR numbers have begun to rebound

CVA Strategic Goals

Goal 1: Assist in the economic recovery from the effects of COVID-19 by restarting travel to Greenville-Pitt County

Goal 2: Recapture both lost and postponed business in the meetings and sports tourism market segments

Goal 3: Increase leisure travel to Greenville-Pitt County with an increased emphasis on the outdoor recreation tourism market

Goal 4: Increase leisure travel to Greenville-Pitt County by continuing placemaking efforts, tying together community assets including art, culture, entertainment, all while highlighting diversity and inclusion

Goal 5: Commence the process of creating a tourism master plan for Greenville-Pitt County

FY 2021-2022 Budget

FY 2020-2021 budget set at: \$1,375,450

Occupancy Tax Collections: \$775,000

Capital Reserve/Sports Commission: \$300,000

Capital Reserve/CVB \$125,000

PPP Forgivable loan \$100,000

Fund Balance: \$75,000*

Miscellaneous Revenue: \$450.00

2021-2022 FY Budget Highlights

- 5 full time equivalents/3 part-time staff
- Increase in allocated dollars for advertising and marketing to match pre-pandemic levels
- Increase in sales related line items to match pre-pandemic levels
- Limited sponsorship dollars

FY 2021-2022 Budget Highlights

Convention Center Marketing

- Budget includes receipts from one cent of the occupancy tax collections

2020-2021 Projection: \$258,333

GCC total budget: \$385,288*

Marketing funds allocated to GCC management on a monthly basis

*GCC will utilize marketing reserve to make up the difference between projection/total budget

Questions?



Greenville Utilities Commission Board of Commissioners
Greenville City Council
Customers of Greenville Utilities

Ladies and Gentlemen:

Greenville Utilities Commission (GUC) is pleased to present the proposed FY 2021-22 Budget that was developed using the values and objectives identified in our “Blueprint – GUC’s Strategic Plan.” At the core of everything we do is a focus on facilitating regional growth, safely providing reliable and innovative utility solutions, and providing exceptional customer service.

GUC provides retail electric, water, sewer, and natural gas services; and provides wholesale water and sewer services to some surrounding communities. Providing these utility services differentiates GUC from many other utilities around the country.

Management Objectives

The Commission’s budget maintains several key financial metrics including debt-service coverage ratios, fund balance (as defined by the NC Local Government Commission), and days cash on hand. These metrics are reviewed for each fund and at the enterprise level. Maintaining these metrics at the fund level ensures the long-term sustainability of GUC to continue meeting its mission and future financial objectives.

Guiding all budgetary decisions is GUC’s Strategic Plan, which emphasizes our commitment to provide exceptional service while maintaining a viable financial position. The Commission utilizes Key Performance Indicators at the corporate level on a consistent basis to monitor our effectiveness in implementing the objectives identified in the Strategic Plan. Therefore, GUC’s budget goals are designed to achieve the following:

- Safely provide reliable utility solutions at the lowest reasonable cost
- Provide exceptional customer service in an environmentally responsible manner
- Position GUC to achieve greater efficiencies
- Continue to meet regulatory requirements
- Minimize rate increases
- Avoid future rate shock
- Maintain Key Performance Indicators for each fund
- Be operationally and financially prepared for emergency situations
- Be prepared for growth and expansion opportunities
- Preserve and/or improve bond ratings
- Support economic development in our community

The balancing process for the proposed budget addressed several areas, including the review and analysis of the following:

- All four funds ability to be self-supporting on a sustained basis
- Continued investment in infrastructure
- Appropriate timing of expenditures for capital projects
- Revenues
- Personnel and staffing
- Cost-saving opportunities
- The updated financial models, with a focus on keeping rates as affordable as possible, while maintaining financial stability

Highlights of the FY 2021-22 proposed budget are listed below:

- Expenditures budgeted for FY 2021-22 have decreased by 1.8%, or \$5.0M, when compared to the FY 2020-21 budget. Key points are:
 - \$2.3M increase in operations
 - \$2.4M increase in purchased power
 - \$1.3M decrease in capital outlay
 - \$1.4M decrease in purchased gas
 - \$1.1M decrease in debt service
 - \$6.6M decrease in transfers to capital projects
 - \$650K increase in transfers to rate stabilization
- No rate adjustment for the Electric Fund
- No rate adjustment for the Water Fund
- No rate adjustment for the Sewer Fund
- No rate adjustment for the Gas Fund
- Funding for a 2.0% employee merit/market adjustment
- Continuation of a self-insured health insurance plan which includes a high deductible Health Savings Account option
- Continuation of self-insured dental insurance plan
- Funding to hire replacements prior to the retirement of key personnel to facilitate succession planning, leverage the knowledge and experience of long-term employees for training on critical issues and ensure smooth transitions
- One new permanent position for succession planning purposes and one new part-time intern position
- Continuation of investment in the Greenville ENC Alliance to promote economic development in our region
- Transfer to Other Post-Employment Benefits (OPEB) of \$500K
- Funding for the increase in the Local Government Employees Retirement System (LGERS) required employer contribution from 10.15% to 11.35% - \$418K
- Transfer of \$150K to City's housing energy conservation program
- Investment of \$12.7M for capital outlay to maintain system reliability and comply with regulatory requirements

- Annual turnover or transfer of \$6.6M to the City of Greenville in accordance with the Charter issued by the North Carolina General Assembly

Highlights of the FY 2021-22 capital budget are listed below:

- GUC continues to make investments in capital projects to maintain reliability, meet ongoing regulatory requirements, and remain strategically positioned to facilitate growth. To that end, in FY 2021-22, GUC will be establishing capital projects totaling \$7.7M.

Key Factors Affecting the Fiscal Year 2022 Budget

As the Commission begins its 116th year of providing utility services, many challenges and opportunities present themselves regarding the development of the budget.

Commodity Costs

The largest expenditures in the 2021-22 budget are for the purchased commodities of electricity and natural gas. Ensuring a constant, steady, and reasonably priced supply of power and natural gas is one of the most important challenges.

The supply of electricity is influenced by many factors including the cost of fuel for generation, the availability of that supply, and other economic and international events. Power supply can often be impacted by outages at nuclear plants, unplanned maintenance and repairs for reactors and generators, and price fluctuations in fossil fuels. The delivery of electricity to the Commission through long transmission lines can be impacted by damages caused by weather or other factors.

The supply of natural gas for the Commission, which is primarily dependent on sources located in the Gulf of Mexico, offers challenges as well. Weather is always a factor in the delivery of utility services. Events, such as hurricanes and winter storms, can impact the flow of natural gas to our area and can result in higher purchase prices and delivery costs for the commodity. Interruptions or price spikes impact costs, and can also impact revenues as consumers often use less gas as prices rise.

To address these issues, the Commission has entered into contracts to receive and provide a constant and steady supply of electricity. Additionally, at several customer sites, there are peak-shaving generators the utility uses to offset periods of heavy load. Mutual aid contracts are in place with other utilities to offer assistance when major weather events cause disruptions.

The Gas Fund operates a liquefied natural gas plant to inject natural gas into the system during periods of high usage. This fuel is shipped to the plant by truck and may provide an alternative for a portion of customer demand, as needed.

Capital Investment

The Commission serves more than 161,500 customer connections across all four operating funds. With local economic development on the rise in our service areas, the utility is preparing for increased customer growth within the operating systems. Continuous customer growth places new demands on the capacities of the systems and requires infrastructure extensions and capacity expansions, and increased investments in capital spending. Capital spending, and the associated debt required to finance the strategic investment in infrastructure, is a major driver of the budgeting process and impacts rates for all funds.

The Commission's capital improvements planning and project prioritization program supports department level project planning and enables the assessment of each project's alignment with the Commission's long-term vision and strategic plan. Strategic alignment considerations include the enhancement of safety and customer service, promoting the lowest reasonable cost of service, and supporting growth as a regional utility. Functional considerations include asset criticality, reliability, and capacity, and financial evaluations are utilized to determine project impact on revenues, operations and maintenance costs. As part of the annual budget process, five-year financial, capital spending, and capital funding plans are prepared to identify spending needs, planned sources and scheduling of funding.

New Operations and Engineering, and Stores Warehouse buildings were commissioned in the fall of 2020. A new Fleet Maintenance Building is currently in-design, and a new training center is included in the 5-year Capital Improvements Plan. The purpose and value of this project is to relocate the utility's current operations center from a flood prone area to strategic high ground to allow unimpeded operations during severe weather and flooding. The relocation also allows for modernization and expansion that is not currently available due to site congestion and development restrictions within flood plains.

The Commission is also currently implementing a Water Treatment Plant (WTP) expansion project. Since its last expansion in 2002, the customer base and system demand continue to increase. The system is nearing capacity, and an upgrade is now necessary to manage additional demand. The project will expand the water treatment plant from its current capacity of 22.5 million gallons per day (mgd) to 32 mgd to provide sufficient capacity for future economic expansion in the Greenville region.

Operational Excellence

Federal, State and local regulations continue to impact all of the Commission's operating funds. Regulations concerning the siting and construction of new generation plants, reliability standards, homeland security, employee safety, renewable resource mandates, and quality standards are all contributing to costs and will continue to impact rate strategies.

In 2021, GUC's Electric Department once again received the American Public Power Association's (APPA) highest award, the Reliable Public Power Provider (RP3) Diamond Designation, for providing customers with the highest degree of safe and

reliable electric service. Public power utilities must demonstrate proficiency in reliability, safety, workforce development, and system improvement. The Commission's overall system reliability is at 99.996%, which is a testament to the quality work our employees do every day. The designation is good for three years.

The APPA recently recognized the Commission as a Smart Energy Provider (SEP) for demonstrating commitment to and proficiency in energy efficiency, distributed generation, and environmental initiatives that support a goal of providing low-cost, quality, safe, and reliable electric service. The SEP designation, which lasts for two years recognizes public power utilities for demonstrating leading practices in four key disciplines: smart energy program structure; energy efficiency and distributed energy programs; environmental and sustainability initiatives; and the customer experience. This is the second year APPA has offered the SEP designation. The Commission joins 27 public power utilities nationwide that received the SEP designation in 2020. In total, 94 public power utilities nation-wide hold the SEP designation.

The WTP recently received two awards: the North Carolina Area Wide Optimization Award (AWOP) and the national Partnership for Safe Water Directors Award. This marks the fifth year in a row that the WTP has received the State award. The NC Division of Water Resources has included the Commission among the 55 out of 149 water treatment plants in the State honored for surpassing federal and state drinking water standards in 2019. The award recognition is a state effort to enhance the performance of existing surface water treatment facilities. The WTP also received the "Directors Award" from the Partnership for Safe Water. This is a program developed by the Environmental Protection Agency (EPA) and American Water Works Association (AWWA) to guide water suppliers towards improving water quality by optimizing system operations. It is similar in nature to AWOP, but goes a step further with a four-phased approach and a peer review, with Phase IV being the highest level of achievement. The Commission was the only award recipient from North Carolina this year and the eighth water treatment plant from the State to ever receive this prestigious award.

GUC's Public Information Office received two 2020 Excellence in Public Power Communications awards from the APPA. The awards were in the Video and Web/Social Media categories. Awards were given to those who showed ingenuity and creativity in telling their stories through outstanding copy, design, graphics, social media engagement, and video editing. This is the fifth time the Commission has won an award for website and/or social media efforts, and the third award for video.

Safety is a top priority for GUC. Each year, staff from various departments attend the NC Department of Labor (NCDOL) and Greenville-Pitt County Chamber of Commerce's annual Safety Banquet to recognize the Commission's safety record, along with other local businesses. For some departments, this was the 13th consecutive year earning awards. In all, the Commission was honored with 16 safety awards in 2020. Gold Level Awards were presented to companies with days away from work,

job transfers, or restricted time rates at least 50% below industry average. Awards at this level went to Administration (13th year), Human Resources (13th year), Wastewater Treatment Plant (13th year), Administration Building (12th year), Customer Relations (7th year), Red Banks Office (6th year), Meter (6th year), the Commission (the organization, 3rd year), Water Treatment Plant (3rd year), Gas and Utility Locating (2nd year), Electric (1st year), Engineering/Operations Center (1st year), and Finance (1st year). Silver Level Awards were presented to companies with days away from work rates at least 50% below industry average. Awards at this level went to Water Resources (2nd year), Information Technology (1st year), and the Express Office (1st year). The Commission was also recognized for working 3 million hours without a lost workday due to injury.

The Government Finance Officers Association of the United States and Canada (GFOA) presented the Distinguished Budget Presentation Award to GUC for its annual budget for the fiscal year beginning July 1, 2020. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communications device. GUC has received this award for the past five years. The Commission also earned the GFOA Certificate of Achievement for Excellence in Financial Reporting (CAFR) for the eleventh consecutive year. The purpose of the CAFR is to prepare financial reports of the highest quality for the benefit of its citizens and other parties with a vital interest in the Commission's finances.

For the tenth year in a row, the Commission's Purchasing division received the Sustained Professional Purchasing Award (SPPA), presented by the Carolinas Association of Governmental Purchasing (CAGP). GUC is one of 14 member agencies throughout North Carolina and South Carolina to receive this designation for fiscal year 2020.

Personnel Funding

The Commission recognizes that employees are the most valuable asset available to the utility. As employees complete their working careers and retire, it is imperative that a new generation is available to continue the high standards of service that define the utility. The Commission began an initiative to identify and train personnel replacements to promote an orderly transition into the future. In addition, the utility has adopted an iLead program to identify and educate employees that are likely to be ready to move into supervisory and management positions within the next 10 years.

In an effort to develop a pipeline of diverse, talented, and prepared employees eligible to earn a North Carolina Certification as a water treatment plant or wastewater treatment plant operator, GUC created the iGrow program, which provides on-the-job training and North Carolina Rural Water Association (NCRWA) Certification classes for current employees.

Economic Development & Community Involvement

GUC maintains its commitment to supporting growth and economic development initiatives throughout the City of Greenville and Pitt County. The Commission continues to be a sustaining member of the public-private partnership Greenville ENC Alliance to promote economic development in our community.

The Commission continues to be a leader in the community by participating in community sponsored events such as PirateFest, Freeboot Friday, and “Careers In Your Own Backyard” job fairs at our local Pitt County high schools. GUC also participates in the STEM Outreach Program which focuses on educating schools and colleges about the diverse set of science, technology, engineering, and math (STEM) careers that the Commission offers. During the summer, GUC’s fan donation program provides 150 fans to the Pitt County Department of Social Services and Council on Aging to be distributed to customers in need. The Commission is also a member of the Greenville-Pitt County Chamber of Commerce and actively participates in chamber-related events.

SUMMARY

The FY 2021-22 proposed balanced budget was developed with the staff’s best effort to control costs, while continuing to provide a high level of service to GUC’s customers. Not only is the proposed budget balanced for the near term, it also includes key components to position GUC for long-term sustainability. This budget supports GUC’s vision to provide safe, innovative, and sustainable utility solutions that serve as the foundation of growth for the Greenville region. GUC is dedicated to enhancing the quality of life for those we serve by safely providing reliable utility solutions at the lowest reasonable cost, with exceptional customer service, in an environmentally responsible manner.

On behalf of the entire staff at GUC, I am pleased to present this proposed budget for FY 2021-22 to the Board of Commissioners for consideration.



Anthony C. Cannon
General Manager/CEO

ORDINANCE NO. 21- _____
 CITY OF GREENVILLE, NORTH CAROLINA
 2021-22 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

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

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2021 and ending June 30, 2022 to meet the subsequent expenditures, according to the following schedules:

<u>Revenues</u>		<u>Budget</u>
A. <u>Electric Fund</u>		
Rates & Charges	\$178,868,362	
Fees & Charges	1,578,002	
Miscellaneous	1,492,616	
Interest on Investments	450,000	
Transfer from Rate Stabilization	<u>2,500,000</u>	
 Total Electric Fund Revenue		 \$184,888,980
B. <u>Water Fund</u>		
Rates & Charges	\$23,175,014	
Fees & Charges	451,993	
Miscellaneous	185,348	
Interest on Investments	<u>80,000</u>	
 Total Water Fund Revenue		 \$23,892,355
C. <u>Sewer Fund</u>		
Rates & Charges	\$23,389,861	
Fees & Charges	422,785	
Miscellaneous	130,963	
Interest on Investments	<u>80,000</u>	
 Total Sewer Fund Revenue		 \$24,023,609
D. <u>Gas Fund</u>		
Rates & Charges	\$32,285,537	
Fees & Charges	164,160	
Miscellaneous	134,637	
Interest on Investments	<u>140,000</u>	
 Total Gas Fund Revenue		 <u>\$32,724,334</u>
 Total Revenues		 <u><u>\$265,529,278</u></u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2021 and ending on June 30, 2022, according to the following schedules:

<u>Expenditures</u>		<u>Budget</u>
Electric Fund	\$184,888,980	
Water Fund	23,892,355	
Sewer Fund	24,023,609	
Gas Fund	<u>32,724,334</u>	
 Total Expenditures		 <u><u>\$265,529,278</u></u>

Section III. Capital Improvements. The following Capital Improvements anticipated revenues and project appropriations as listed below in this section are hereby adopted in the fiscal year beginning July 1, 2021.

(a) It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2021.

<u>Capital Projects Revenues</u>		<u>Budget</u>
Electric Fund - Long Term Debt Proceeds	\$2,480,000	
Water Fund - Long Term Debt Proceeds	530,000	
Sewer Fund - Long Term Debt Proceeds	3,155,000	
Sewer Fund - Capital Projects Fund Balance	1,225,000	
Gas Fund - Long Term Debt Proceeds	310,000	
Total Revenues		<u>\$7,700,000</u>

(b) The following amounts are hereby appropriated for capital projects that will begin during the fiscal year beginning July 1, 2021.

<u>Capital Projects Expenditures</u>		<u>Budget</u>
Asset Management Software	\$3,100,000	
Elm Street Water Main Relocations	375,000	
Elm Street Sewer Pipeline Relocations	325,000	
Sewer System Extensions Phase 1	3,244,000	
Sewer System Improvements for Industry and Commercial	656,000	
Total Capital Projects Expenditures		<u>\$7,700,000</u>

Section IV: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

(d) Capital Projects listed in section III may be amended on an individual project basis.

Section V: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the 17th day of June, 2021.

Attest:

P. J. Connelly, Mayor

Valerie Shiuwegar, City Clerk

ALL FUNDS

	2019-2020 Actual	2020-2021 Budget	2020-2021 Projected	2021-2022 Forecast	2021-2022 Budget
REVENUE:					
Rates & Charges	\$ 245,468,334	\$ 251,514,172	\$ 251,317,930	\$ 259,222,721	\$ 257,718,774
Fees & Charges	2,340,012	1,938,375	2,073,054	2,485,289	2,138,534
U. G. & Temp. Ser. Chgs.	541,201	425,038	457,521	444,279	478,406
Miscellaneous	2,179,556	2,114,192	4,249,143	2,158,912	1,943,564
Interest on Investments	1,604,653	750,000	731,000	830,000	750,000
FEMA/Insurance Reimbursement	407,088	-	-	-	-
Contributed Capital	-	-	-	-	-
Bond Proceeds	-	294,061	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	706,000	-	500,000	-
Transfer from Rate Stabilization	-	5,750,000	1,850,000	3,300,000	2,500,000
Transfer from Capital Reserves	-	-	-	-	-
Appropriated Fund Balance	-	7,000,000	7,000,000	-	-
	\$ 252,540,844	\$ 270,491,838	\$ 267,678,648	\$ 268,941,201	\$ 265,529,278

EXPENDITURES:

Operations	\$ 65,538,437	\$ 73,471,410	\$ 71,515,583	\$ 75,661,566	\$ 75,742,640
Purchased Power	126,492,335	132,210,549	132,278,916	132,941,897	134,562,665
Purchased Gas	14,816,904	17,022,470	15,162,538	17,123,192	15,617,414
Capital Outlay	14,523,030	14,002,610	15,129,949	13,935,711	12,704,156
Debt Service	11,906,170	14,217,192	14,854,131	14,260,043	13,122,352
City Turnover - General	5,769,888	5,542,118	5,542,118	5,883,212	5,690,643
Street Light Reimbursement	884,838	841,345	1,009,799	868,557	888,788
Transfer to OPEB Trust	500,000	500,000	500,000	500,000	500,000
Transfer to Rate Stabilization	545,999	-	-	-	650,000
Transfer to Capital Projects	11,729,544	12,100,000	11,150,000	6,350,000	5,500,000
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	584,144	-	-	550,620
	\$ 252,707,145	\$ 270,491,838	\$ 267,143,034	\$ 267,524,178	\$ 265,529,278

ELECTRIC FUND

	2019-2020	2020-2021	2020-2021	2021-2022	2021-2022
	Actual	Budget	Projected	Forecast	Budget
REVENUE:					
Rates & Charges	\$ 168,333,697	\$ 172,488,964	\$ 175,157,568	\$ 178,027,001	\$ 178,868,362
Fees & Charges	1,197,811	976,268	1,091,369	1,481,108	1,113,196
U. G. & Temp. Ser. Chgs.	529,201	411,038	443,921	430,279	464,806
Miscellaneous	1,154,466	1,640,595	3,552,434	1,678,989	1,492,616
Interest on Investments	986,260	470,000	450,000	500,000	450,000
FEMA/Insurance Reimbursement	293,486	-	-	-	-
Contributed Capital	-	-	-	-	-
Bond Proceeds	-	137,585	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	500,000	-	500,000	-
Transfer from Rate Stabilization	-	5,750,000	1,250,000	3,000,000	2,500,000
Transfer from Capital Reserves	-	-	-	-	-
Appropriated Fund Balance	-	3,850,000	3,850,000	-	-
	\$ 172,494,921	\$ 186,224,450	\$ 185,795,292	\$ 185,617,377	\$ 184,888,980

EXPENDITURES:

Operations	\$ 26,626,567	\$ 31,495,702	\$ 31,187,669	\$ 32,620,546	\$ 32,256,728
Purchased Power	126,492,335	132,210,549	132,278,916	132,941,897	134,562,665
Purchased Gas	-	-	-	-	-
Capital Outlay	10,188,931	8,890,926	8,737,738	8,997,058	8,337,276
Debt Service	3,327,470	4,524,186	4,424,601	4,973,294	4,332,236
City Turnover - General	4,055,000	3,876,969	3,876,969	4,164,136	4,020,920
Street Light Reimbursement	884,838	841,345	1,009,799	868,557	888,788
Transfer to OPEB Trust	275,000	275,000	275,000	275,000	275,000
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	499,995	3,850,000	3,850,000	-	-
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	259,773	-	-	215,367
	\$ 172,350,136	\$ 186,224,450	\$ 185,640,692	\$ 184,840,488	\$ 184,888,980

WATER FUND

	2019-2020	2020-2021	2020-2021	2021-2022	2021-2022
	Actual	Budget	Projected	Forecast	Budget
REVENUE:					
Rates & Charges	\$ 22,565,044	\$ 22,583,645	\$ 22,601,581	\$ 24,406,868	\$ 23,175,014
Fees & Charges	490,057	407,409	405,948	427,495	438,393
U. G. & Temp. Ser. Chgs.	12,000	14,000	13,600	14,000	13,600
Miscellaneous	419,210	195,566	229,257	197,998	185,348
Interest on Investments	155,847	70,000	74,000	80,000	80,000
FEMA/Insurance Reimbursement	36,504	-	-	-	-
Contributed Capital	-	-	-	-	-
Bond Proceeds	-	15,459	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	-	-	-	-
Transfer from Rate Stabilization	-	-	-	-	-
Transfer from Capital Reserves	-	-	-	-	-
Appropriated Fund Balance	-	1,050,000	1,050,000	-	-
	\$ 23,678,662	\$ 24,336,079	\$ 24,374,386	\$ 25,126,361	\$ 23,892,355
EXPENDITURES:					
Operations	\$ 14,697,323	\$ 15,318,599	\$ 15,127,779	\$ 15,768,599	\$ 15,718,279
Purchased Power	-	-	-	-	-
Purchased Gas	-	-	-	-	-
Capital Outlay	1,429,393	1,136,630	1,348,734	1,087,982	1,088,430
Debt Service	1,817,318	2,682,732	3,227,273	2,166,437	2,226,903
City Turnover - General	-	-	-	-	-
Street Light Reimbursement	-	-	-	-	-
Transfer to OPEB Trust	75,000	75,000	75,000	75,000	75,000
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	5,850,000	5,050,000	4,450,000	5,750,000	4,750,000
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	73,118	-	-	33,743
	\$ 23,869,034	\$ 24,336,079	\$ 24,228,786	\$ 24,848,018	\$ 23,892,355

SEWER FUND

	2019-2020	2020-2021	2020-2021	2021-2022	2021-2022
	Actual	Budget	Projected	Forecast	Budget
REVENUE:					
Rates & Charges	\$ 23,369,041	\$ 23,948,463	\$ 23,547,371	\$ 24,089,852	\$ 23,389,861
Fees & Charges	459,081	410,148	414,795	429,246	422,785
U. G. & Temp. Ser. Chgs.	-	-	-	-	-
Miscellaneous	196,998	136,520	241,455	139,249	130,963
Interest on Investments	180,071	80,000	72,000	100,000	80,000
FEMA/Insurance Reimbursement	37,344	-	-	-	-
Contributed Capital	-	-	-	-	-
Bond Proceeds	-	141,017	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	-	-	-	-
Transfer from Rate Stabilization	-	-	-	-	-
Transfer from Capital Reserves	-	-	-	-	-
Appropriated Fund Balance	-	1,050,000	1,050,000	-	-
	\$ 24,242,535	\$ 25,766,148	\$ 25,325,621	\$ 24,758,347	\$ 24,023,609

EXPENDITURES:

Operations	\$ 13,700,977	\$ 15,427,569	\$ 14,435,615	\$ 15,666,056	\$ 16,235,945
Purchased Power	-	-	-	-	-
Purchased Gas	-	-	-	-	-
Capital Outlay	1,774,250	2,493,784	3,248,081	2,559,365	1,708,730
Debt Service	5,519,461	5,421,936	5,604,919	5,597,042	5,039,943
City Turnover - General	-	-	-	-	-
Street Light Reimbursement	-	-	-	-	-
Transfer to OPEB Trust	75,000	75,000	75,000	75,000	75,000
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	3,675,279	2,150,000	1,800,000	600,000	750,000
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	197,859	-	-	213,991
	\$ 24,744,967	\$ 25,766,148	\$ 25,163,615	\$ 24,497,463	\$ 24,023,609

GAS FUND

	2019-2020 Actual	2020-2021 Budget	2020-2021 Projected	2021-2022 Forecast	2021-2022 Budget
REVENUE:					
Rates & Charges	\$ 31,200,552	\$ 32,493,100	\$ 30,011,410	\$ 32,699,000	\$ 32,285,537
Fees & Charges	193,063	144,550	160,942	147,440	164,160
U. G. & Temp. Ser. Chgs.	-	-	-	-	-
Miscellaneous	408,882	141,511	225,997	142,676	134,637
Interest on Investments	282,475	130,000	135,000	150,000	140,000
FEMA/Insurance Reimbursement	39,754	-	-	-	-
Contributed Capital	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Installment Purchases	-	-	-	-	-
Transfer from Cap Projects	-	206,000	-	-	-
Transfer from Rate Stabilization	-	-	600,000	300,000	-
Transfer from Capital Reserves	-	-	-	-	-
Appropriated Fund Balance	-	1,050,000	1,050,000	-	-
	\$ 32,124,726	\$ 34,165,161	\$ 32,183,349	\$ 33,439,116	\$ 32,724,334

EXPENDITURES:					
Operations	\$ 10,513,571	\$ 11,229,540	\$ 10,764,520	\$ 11,606,365	\$ 11,531,688
Purchased Power	-	-	-	-	-
Purchased Gas	14,816,904	17,022,470	15,162,538	17,123,192	15,617,414
Capital Outlay	1,130,456	1,481,270	1,795,396	1,291,306	1,569,720
Debt Service	1,241,921	1,588,338	1,597,338	1,523,270	1,523,270
City Turnover - General	1,714,888	1,665,149	1,665,149	1,719,076	1,669,723
Street Light Reimbursement	-	-	-	-	-
Transfer to OPEB Trust	75,000	75,000	75,000	75,000	75,000
Transfer to Rate Stabilization	545,999	-	-	-	650,000
Transfer to Capital Projects	1,704,269	1,050,000	1,050,000	-	-
Transfer to Designated Reserve	-	-	-	-	-
Operating Contingencies	-	53,394	-	-	87,519
	\$ 31,743,008	\$ 34,165,161	\$ 32,109,941	\$ 33,338,209	\$ 32,724,334

GREENVILLE UTILITIES COMMISSION
BUDGET BY DEPARTMENT
2021-2022

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	1,299,705	799,728	799,728	814,728	3,713,889
Finance	6,571,302	2,118,621	2,068,822	2,298,476	13,057,221
Human Resources	1,829,172	981,512	936,899	713,826	4,461,409
Information Technology	4,181,651	1,189,685	1,189,685	1,359,835	7,920,856
Customer Relations	3,598,664	238,634	240,195	449,984	4,527,477
Developmental Activities	824,653	-	-	-	824,653
Electric Department	20,162,777	-	-	-	20,162,777
Shared Resources	36,250	18,750	18,750	21,250	95,000
Meter	1,774,189	483,876	483,876	483,876	3,225,817
Water Department	-	10,660,259	-	-	10,660,259
Sewer Department	-	-	11,891,076	-	11,891,076
Gas Department	-	-	-	6,643,789	6,643,789
Utility Locating Service	315,641	315,644	315,644	315,644	1,262,573
Ancillary	144,294,976	7,085,646	6,078,934	19,622,926	177,082,482
Grand Total	184,888,980	23,892,355	24,023,609	32,724,334	265,529,278

2020-2021

Department	Electric	Water	Sewer	Gas	Total
Governing Body and Administration	1,281,452	777,464	777,464	792,464	3,628,844
Finance	6,419,515	2,049,295	2,000,969	1,952,948	12,422,727
Human Resources	1,655,453	888,299	847,923	646,035	4,037,710
Information Technology	4,495,883	1,207,539	1,207,539	1,397,933	8,308,894
Customer Relations	3,623,615	248,353	248,353	446,705	4,567,026
Developmental Activities	563,019	-	-	-	563,019
Electric Department	20,206,167	-	-	-	20,206,167
Shared Resources	36,250	18,750	18,750	21,250	95,000
Meter	1,889,088	515,211	515,211	515,211	3,434,721
Water Department	-	10,534,129	-	-	10,534,129
Sewer Department	-	-	12,088,955	-	12,088,955
Gas Department	-	-	-	6,722,075	6,722,075
Utility Locating Service	216,186	216,189	216,189	216,189	864,753
Ancillary	145,837,822	7,880,850	7,844,795	21,454,351	183,017,818
Grand Total	186,224,450	24,336,079	25,766,148	34,165,161	270,491,838

EXPENDITURES BY DEPARTMENT

Department	2019-2020 Actual	2020-2021 Budget	2020-2021 Projected	2021-2022 Budget
Governing Body and Administration	3,281,928	3,628,844	3,333,298	3,713,889
Finance	10,946,062	12,422,727	12,544,904	13,057,221
Human Resources	3,937,141	4,037,710	4,245,512	4,461,409
Information Technology	6,631,865	8,308,894	7,882,275	7,920,856
Customer Relations	4,331,980	4,567,026	4,348,513	4,527,477
Development Activities	92,690	563,019	714,140	824,653
Electric Department	20,165,566	20,206,167	19,870,729	20,162,777
Shared Resources	115,451	95,000	95,000	95,000
Meter	2,910,963	3,434,721	3,248,339	3,225,817
Water Department	10,713,267	10,534,129	10,726,664	10,660,259
Sewer Department	10,214,990	12,088,955	12,023,098	11,891,076
Gas Department	6,048,954	6,722,075	6,749,559	6,643,789
Utility Locating Service	670,611	864,753	863,501	1,262,573
Ancillary	172,645,677	183,017,818	180,497,502	177,082,482
Total	252,707,145	270,491,838	267,143,034	265,529,278

SHEPPARD MEMORIAL LIBRARY

FY 2021-2022 Budget



BOARD OF TRUSTEES

Ralph Scott, Chair

Al Muller

Ray Spears

Tracy Stroud, Vice-Chair

Lisa Mulligan

Chris Ulffers

Terry Atkinson

Veronica Roberson

Lauren White

Jeff Coghill

Rick Smiley

Greg Needham, Library Director / Executive Secretary to the Board of Trustees

To: Ann Wall, City Manager
 Michael Cowin, Assistant City Manager
 Byron Hayes, Director of Financial Services
 Shelley Z. Leach, Financial Analyst

From: Greg Needham, Director of Libraries *GN*

RE: 2021-2022 Budget

Attached is the 2021-2022 Sheppard Memorial Library system budget request to the City of Greenville. Sheppard Memorial Library requests \$1,367,510 for FY 2021-2022 general operating budget.

The total amount of funding requested from Pitt County is \$621,864, and the County is providing \$75,000 in capital funds to replace a portion of the main library HVAC system, plus another \$20,000 for repairs to the main library slate roof. Anticipated revenue from State Aid is set by the State Library of North Carolina.

I appreciate the opportunity to submit this budget request to the City of Greenville, and I will be glad to answer any related questions you may have.

Thank you for your consideration!

THE SHEPPARD MEMORIAL LIBRARY SYSTEM

The Sheppard Memorial Library system consists of the main library, the Pitt County Bookmobile, and four branch facilities. The main library and two of the branches are located in the City of Greenville, one branch is located in the Town of Winterville, and another branch is located in the Town of Bethel. Operating funds for the libraries in Greenville and the Pitt County Bookmobile are funded by the City of Greenville and Pitt County. Operating costs for libraries in Winterville and Bethel are paid for by those towns, as well as support from Pitt County, and by revenues generated from the operation of these facilities. The Sheppard Memorial Library system receives the Pitt County appropriation of State public library funding because it is recognized as the county library system.

MISSION STATEMENT FOR 2020 – 2025

VISION

Sheppard Memorial Library is a reliable gateway to materials, services, and resources that serve the informational, recreational, intellectual, and creative pursuits of the individual and the community. It provides a welcoming community space (both virtual and real) for the free flow of ideas and for the preservation of the community's heritage. It is recognized throughout eastern North Carolina as significantly enhancing the economic vitality and the quality of life in the area.

MISSION STATEMENT

Sheppard Memorial Library promotes the joys of reading, life-long learning, creativity, and economic growth. It collects and maintains diverse, comprehensive knowledge resources which nourish enlightenment, critical thinking, literacy, and understanding throughout the region.

In an era of consistent change, Sheppard Memorial Library offers stability and reliability to its community.

The library's primary mission is to provide high-interest material in a variety of formats and locations thereby allowing access and use of its collections and resources by as many individuals as possible.

The library supports both formal and informal educational endeavors of persons in the community. It particularly supports reading and learning for children and assisting students in meeting objectives established during formal courses of study.

The library aggressively seeks to add to the knowledge infrastructure of Pitt County in order to support the vitality of our knowledge-based economy. In this way it contributes to the economic development and sustainability of the community.

The library's staff is composed of highly effective information specialists who assist library users in locating authoritative, timely, non-biased information among the myriad of possible sources. They aid persons in finding answers to everyday problems as well as issues that move beyond facts and data to knowledge and enlightenment.

***NOTE ON LIBRARY OPERATIONS DURING COVID19**

The library's operations have been significantly impacted by the pandemic, which caused temporary closure to the public, followed by gradually expanding service as safety protocols were developed and service adaptations were implemented. The library then progressed from curbside service to the addition of limited public access. Service has continued to expand and we are now approaching pre-COVID levels of circulation of books and other materials. We look forward to continuing to adapt and expand going forward, all while maintaining a safe and positive library experience for everyone.

GOALS

The library system will provide welcoming physical public spaces that foster a sense of community, encourage the free flow of ideas, increase the availability of resources, and add to the information infrastructure of Greenville and Pitt County.

The library system will provide welcoming virtual public spaces that foster a sense of community and enrich the information base of the service area.

The library system will offer its service community a rich array of programs that foster intellectual activity, promote the joys of reading, and encourage life-long learning and creativity.

The library offers comprehensive knowledge resources which nourish enlightenment, critical thinking, literacy, and understanding throughout the region. The library's collections provide a variety of high interest material in a variety of formats and locations thereby allowing access and use of its collections and resources by as many individuals as possible.

The library's staff is composed of well-trained, service-oriented, employees who effectively assist library users in locating authoritative, timely, non-biased information among a myriad of possible sources. They aid persons in finding answers to everyday problems as well as issues that move beyond facts and data to knowledge and enlightenment.

Quality library service is not free; the Library will actively seek sources of revenue to fulfill its mission. These sources of revenue will include public and private sources.

Sheppard Memorial Library will reach out to the other public and institutional libraries in the community to enhance the service for all library users in Greenville and Pitt County.

Recognizing the vital role of technology in today's library world, Sheppard Memorial Library will provide current state-of-the art means of information delivery.

Recognizing the vital role of communications in alerting the public to services and resources, the Library will reach out through the media and other means to inform the public about its offerings.

Sheppard Memorial Library General Fund 2020-2021 Budget

	3/18/2020 FY 19-20 Library Board Approved Budget	May 2021 FY 20-21 Library Board Approved Budget	May 2021 FY 21-22 Library Board Approved Budget
REVENUE			
City of Greenville	\$1,308,057	\$1,337,299	\$1,367,510
County of Pitt	\$613,819	\$613,819	\$621,684
County of Pitt - Bethel/Winterville	\$12,000	\$12,000	\$12,000
Town of Bethel	\$21,108	\$21,108	\$21,108
Town of Winterville	\$165,300	\$165,300	\$163,500
State Aid	\$190,682	\$196,483	\$196,483
Desk Receipts	\$107,800	\$28,101	\$28,000
Interest Income	\$20,155	\$11,400	\$11,000
Miscellaneous Inc.	\$39,000	\$28,000	\$8,500
Greenville Housing Authority	\$10,692	\$10,692	\$10,692
Trans In from Fiduciary Fund	\$0	\$0	\$0
City/County Capital – HVAC @ Main	\$0	\$150,000	\$75,000
City Capital – HVAC @ East	\$0	\$20,000	\$0
City/County Capital – Slate Roof @ Main	\$0	\$40,000	\$20,000
Fund Balance & Capital	\$30,915	\$60,000	\$8,095
TOTAL REVENUE	\$2,519,528	\$2,694,202	\$2,543,572
EXPENDITURES			
Personnel	\$1,626,014	\$1,523,245	\$1,551,236
Operations	\$882,822	\$825,265	\$881,644
Greenville Housing Authority	\$10,692	\$10,692	\$10,692
Capital – Main HVAC	\$0	\$175,000	\$100,000
Capital East HVAC	\$0	\$40,000	\$0
Capital – Carver HVAC	\$0	\$60,000	\$0
Capital – Slate Roof	\$0	\$60,000	\$0
TOTAL EXPENDITURES	\$2,519,528	\$2,694,202	\$2,543,572



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Chapter 160D: A New Land Use Law for North Carolina

Explanation: In 2019, the North Carolina General Assembly adopted the long-debated complete reorganization of the State's planning and development regulation statutes, Chapter 160D. Originally introduced as Senate Bill 422 and House Bill 448, the legislation was adopted as Part II of S.L. 2019-11 (Senate Bill 355). To conform to this new statutory framework, every city and county development regulation in the state will need to be updated by July 1, 2021.

Staff will make a presentation outlining the changes required by the legislature to planning and development regulations found in Title 9 of the City Code, as well as the timeline for adoption.

Fiscal Note: No direct fiscal impact.

Recommendation: Hear presentation.



City of Greenville, North Carolina

Meeting Date: 05/13/2021

Title of Item: Historic Preservation Commission's Resolution for an Anti-Demolition by Neglect Ordinance

Explanation: At their meeting on April 27, 2021, the Historic Preservation Commission passed a resolution asking City Council to enact an ordinance that would prevent demolition of any designated historic landmark or any building or structure within a designated historic district due to neglect.

In accordance with the City's Board and Commissions Policy, staff advised the City Manager, City Clerk, and City Council members of the request, and Council Member Rick Smiley has requested that this item be added to the City Council agenda.

Fiscal Note: No direct cost.

Recommendation: Discuss the issue as requested by Council Member Smiley

ATTACHMENTS

 [HPC Resolution for Anti-Demo by Neglect Ordinance.pdf](#)

MEMO

To: Ann Wall, City Manager
Valerie Paul, City Clerk,
From: Chantae Gooby, Chief Planner *CWG*
Date: April 29, 2021
Subject: Resolution for an Anti-Demolition by Neglect Ordinance

In accordance with the Board and Commission Policy, this memo is being sent in response to action taken by the Historic Preservation Commission (HPC) at its April 27, 2021 meeting. The HPC is requesting City Council enact an ordinance that would prevent demolition of any designated historic landmark or any building or structure within a designated historic district due to neglect. The purpose of the ordinance would be to protect, safeguard, and promote the historic preservation of such properties. Without an anti-demolition by neglect ordinance, property owners are permitted to neglect such properties until demolition is the only remedy.

Attachment: Resolution

cc: Ken A. Graves, Assistant City Manager
Thomas Barnett, Director of Planning and Development Services
Les Everett, Assistant Director of Planning and Development Services
Donald Phillips, Assistant City Attorney

**RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GREENVILLE REQUESTING THE CITY COUNCIL OF THE CITY
OF GREENVILLE TO ENACT AN ORDINANCE ORGANIZING PART II, TITLE 9,
CHAPTER 7 OF THE GREENVILLE CITY CODE INTO ARTICLES A. AND B. AND
ADDING A NEW ARTICLE B., SECTIONS 9-7-25 THROUGH 9-7-33 TO PART II,
TITLE 9, CHAPTER 7 OF THE GREENVILLE CITY CODE RELATING TO
DEMOLITION BY NEGLECT OF HISTORIC LANDMARKS AND STRUCTURES
WITHIN HISTORIC DISTRICTS**

WHEREAS, City Council of the City of Greenville by ordinance #1925, dated 8 December 1988, enacted and established powers and authorities under the new Historic Preservation Commission to act as both a historic district and historic landmarks commission for the City of Greenville;

WHEREAS, the City Council authorized the enactment of an ordinance to prevent the demolition of any designated historic landmark or any building or structure within a designated historic district due to neglect;


WHEREAS, demolition by neglect permits a property owner or one who has possession, custody and control of property to permit designated historic landmarks or buildings or structures within a historic district to suffer such deterioration, potentially beyond the point of repair, as to threaten the structural integrity of the structure or its relevant architectural detail to a degree that the structure and its character may potentially be lost to current and future generations.

WHEREAS, to promote the purposes of historical preservation, property owners of historic landmarks or buildings or structures within the designated historic district of the city should maintain or cause to be maintained the exterior and structural features of their properties and not allow conditions of neglect to occur on such properties; and

WHEREAS, without an anti-demolition by neglect ordinance, property owners are permitted to neglect such properties until demolition is the only remedy.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Greenville that it does hereby request the City Council to enact an anti-demolition by neglect ordinance to protect, safeguard and promote the historical preservation of designated historical landmarks and the preservation of any building or structure within a designated historical district.

This the 27th day of April, 2021.



Jeremy Jordan, Chair
Historic Preservation Commission

ATTEST:


_____, Secretary