



Agenda

Greenville City Council

August 12, 2021

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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

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

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VII. Special Recognitions

- 1. Graduates of Chamber of Commerce Leadership Institute - Tiana Berryman, Eliud De

Jesus, Mitch Gibbs, and Chasity McCurdy

2. 10U Pitt County Girls Softball Team - State Champions
3. J. H. Rose High School Baseball Team - State Champions

VIII. Appointments

4. Appointments to Boards and Commissions

IX. Consent Agenda

5. Resolution Authorizing Conveyance of City-Owned Property at 601 Vanderbilt Lane to Habitat for Humanity of Pitt County

X. New Business

Public Hearings

6. Ordinance to annex Arbor Hills South, Section 2, Phase 8 involving 9.8047 acres located at the current terminus of Sequoia Drive
7. Ordinance to annex a Portion of Lot 1, Kinsey Creek, Phase 2 involving 3.5696 acres located east of Allen Road and south of Briarcliff Drive
8. Ordinance to annex Covington Downe Subdivision Phase II, Lot 3 involving 0.900 acres located along the southern right-of-way of East Fire Tower Road and 1,080+/- feet west of County Home Road
9. Ordinance requested by A Elks Construction, Inc. to rezone 1.341 acres located along the southern right-of-way of Dickinson Avenue Extension between Williams Road and SW Greenville Boulevard from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])
10. Ordinance requested by Cherry Construction Company, Inc. to rezone 37.150 acres located at the northeastern corner of the intersection of Allen Road and the Norfolk Southern Railroad from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family])
11. Ordinance requested by Bill Clark Homes of Greenville, LLC to amend the Future Land Use and Character Map for a total of 98.91 acres for the properties located along the northern right-of-way of Highway 33 East and adjacent to Rolling Meadows Subdivision as follows: TRACT 1 (13.11 acres) from: Traditional Neighborhood, Low-Medium (TNLM) - Greenville's Jurisdiction to: Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction; TRACT 2 (9.62 acres) from: Rural-Residential (RR) - Simpson's Jurisdiction to: Potential Conservation/Open Space (PCOS) - Greenville's

Jurisdiction; TRACT 3 (69.78 acres) from: Rural-Residential (RR) - Simpson's Jurisdiction to: Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction; TRACT 4 (6.4 acres) from Commercial (C) - Simpson's Jurisdiction to: Commercial (C) - Greenville's Jurisdiction

12. Ordinance requiring the repair or the demolition and removal of the dwellings located at 1407 Spruce Street, Tax Parcel #17952 (specifically Units 1401, 1403 & 1405)

Other Items of Business

13. Discussion of creation of Juneteenth holiday and a budget for upcoming Juneteenth activities by the City

XI. City Manager's Report

XII. Comments from Mayor and City Council

XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Greenville Utilities Commission, Housing Authority, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Pitt-Greenville Convention and Visitors Authority (City member; Members of tourist or convention-related business), Recreation and Parks Commission, and the 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 the 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: - 6 seats on Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to Greenville Utilities Commission, Housing Authority, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Pitt-Greenville Convention and Visitors Authority (City member; Members of tourist or convention-related business), Recreation and Parks Commission, and the Youth Council.

ATTACHMENTS

 [August 2021 Appointment List.pdf](#)

Appointments to Boards and Commissions

August 2021

Greenville Utilities Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
V. Parker Overton	County	Second term	Ineligible	June 2021

(Recommendation from County, Appointed by City)

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)

Historic Preservation Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Roger Kammerer	3	Second term	Resigned	January 2023

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Trisha Vu	5	First term	Resigned	September 2023

James Cox 4 First term Resigned September 2021

Multimodal Transportation Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
John Kohler	4	First term	Resigned	January 2022

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Kenneth Ross	County	First term	Eligible	July 2021

(Recommendation from City, Appointed by County)

Recreation and Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Carrie Waston	1	First term	Resigned	May 2022

(Council Member Meyerhoeffer)

James Yahnker	1	Second term	Ineligible	May 2021
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(Council Member Litchfield)

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
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6 spots open

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

Applicants for Greenville Utilities Commission

None

Applicants for Housing Authority

None.

Applicants for Historic Preservation Commission

None.

Applicants for Human Relations Council

Tyrone Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 12/1/2019

Home Phone: (252) 412-7351
Business Phone: (252) 752-6154

Email: walston.tyone@gmail.com

Reginald Watson
211 Pin Oak Court
Greenville, NC 27834

District #: 5

Application Date: 7/27/2020

Home Phone: (252) 355-3380
Business Phone: (252) 328-6684

Email: waston@ecu.edu

Liz Liles
2113 Southview Dr
Greenville, NC 27858

District #: 4

Application Date: 7/18/2021

Home Phone: (252) 375-9712
Business Phone: (252) 295-7517

Email: liz@daughtersofworth.org

Applicants for Multimodal Transportation Commission

None.

Applicants for Pitt-Greenville Convention and Visitors Authority

Liz Liles
2113 Southview Dr
Greenville, NC 27858

Application Date: 7/18/2021

Home Phone: (252) 375-9712
Business Phone: (252) 295-7517

District #: 4

Email: liz@daughtersofworth.org

Brenda Fairfax
4005 Cindi Lane
Winterville, NC 28590

Application Date: 6/26/2021

Home Phone: (252) 917-9160
Business Phone: (703) 364-3221

District #: 5

Email: drbjfairfax@gmail.com

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

Betsy Byma
1903 Tottenham Ct
Winterville, NC 28590

District #: 5

Application Date: 1/11/2021

Home Phone: (607) 745-7661
Business Phone:
Email: betsy.k.byma@gmail.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Resolution Authorizing Conveyance of City-Owned Property at 601 Vanderbilt Lane to Habitat for Humanity of Pitt County

Explanation: Since 2018, Habitat for Humanity of Pitt County has been an affordable housing partner in the ongoing revitalization of Lincoln Park. The non-profit has been one of the City's sub-recipients, awarded to construct affordable units for low-income buyers. One of the completed units closed with 20% down payment assistance to a first-time buyer from the neighborhood. Staff is now processing for approval down payment assistance for a second buyer. Habitat is requesting the third, and final, available lot in the Vanderbilt Lane loop for the same purpose.

Habitat for Humanity of Pitt County has requested that the City donate to them the City-owned property at 601 Vanderbilt Lane. The terms of the sale would be to convey the lot to Habitat for Humanity of Pitt County in exchange for the construction of an affordable single-family home. The home must meet the City of Greenville's standards. Staff has made available resources to provide assistance with construction costs and down payment assistance, as done with the previous two units.

Fiscal Note: The parcel has a value of \$7,590.

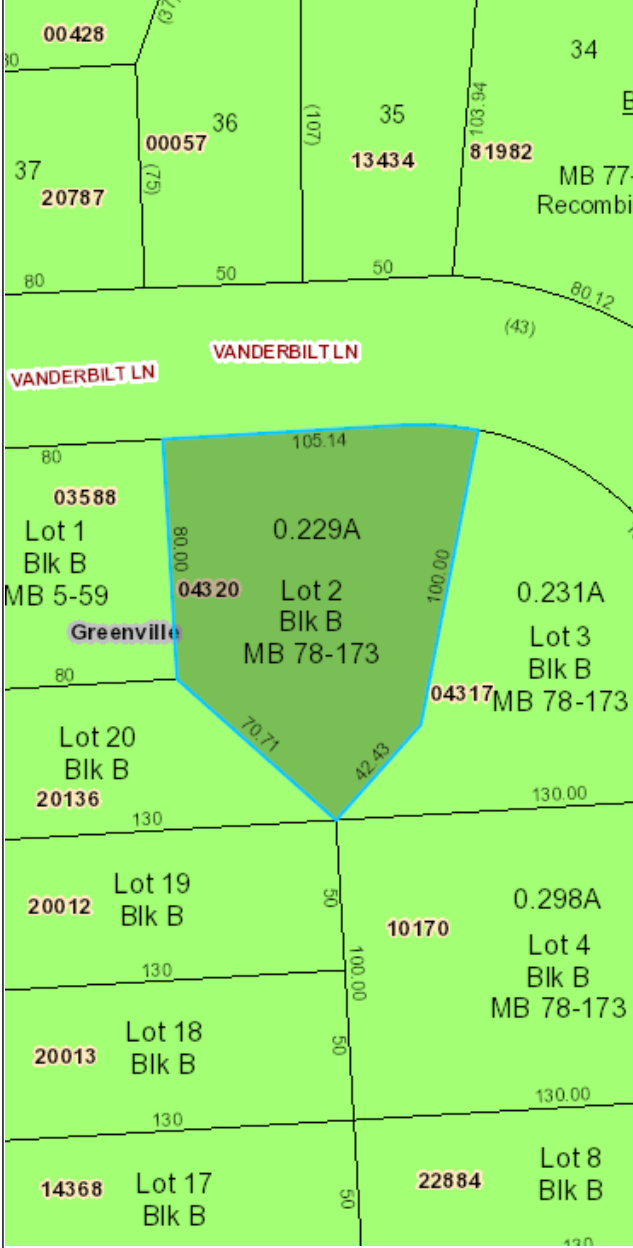
Recommendation: Adopt the resolution authorizing the conveyance of 601 Vanderbilt Lane, Pitt County parcel number 04320, to Habitat for Humanity of Pitt County to develop one (1) affordable single-family home.

ATTACHMENTS

 [OPIS- 601 Vanderbilt Lane.pdf](#)

 [Resolution Authorizing Conveyance of 601 Vanderbilt Ln to Habitat for Humanity](#)

 <p style="text-align: center;">Pitt County Government Greenville, North Carolina www.pittcountync.gov</p> 	
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	<p>Parcel: 04320</p> <p>More Info: 04320</p> <p>Physical Address: 601 VANDERBILT LN</p> <p>Owner Name: GREENVILLE CITY OF</p> <p>OwnerAddress1: PO BOX 7207</p> <p>OwnerAddress2:</p> <p>OwnerAddress3:</p> <p>City / State / Zip: GREENVILLE NC 27835</p> <p>NC PIN: 4678813246</p> <p>Subdivision / Section / Phase:</p> <p>Prior Legal Description: BILTMORE ADDITION</p> <p>Block / Lot: B 2</p> <p>Tract:</p> <p>Building Number / Unit:</p> <p>Acres: 0.23</p> <p>Current Owner Deed/Document: 003760 00710</p> <p>Map Book: 78-173</p> <p>Deed / Document Date: 02/2019</p> <p>Deed / Document Sales Price: \$0</p> <p>Building Type / Use:</p> <p>Number of Buildings: 0</p> <p>Year Built:</p> <p>Total Living Area: 0</p> <p>Building Value: \$0</p> <p>Extra Features Value: \$0</p> <p>Land Value: \$7,590</p> <p>Total Current Market Value: \$7,590</p> <p>Total 2019 Market Value: \$4,600</p> <p>Municipality: GREENVILLE</p> <p>Township: GREENVILLE</p> <p>Fire Service District: INSIDE MUNICIPALITY</p> <p>Census Tract: 701</p> <p>Neighborhood: 004233</p> <p>Elementary School: Lakeforest ES</p> <p>Middle School: C M Eppes MS</p> <p>High School: J H Rose HS</p>
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<p>Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification.</p>	<p>PLEASE NOTE:</p> <p>The parcel information is updated nightly and reflects current property values.</p>
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Pitt County assumes no legal responsibility for the information contained herein.

Printed: 7/15/2021 9:17:06 AM

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RESOLUTION NO. 0__-21
RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY LOCATED AT
601 VANDERBILT LANE TO HABITAT FOR HUMANITY OF PITT COUNTY

WHEREAS, the City of Greenville recognizes the importance of affordable housing for low to moderate income families;

WHEREAS, the City of Greenville is authorized pursuant to North Carolina General Statute 160A-279 to convey property to a non-profit entity for affordable housing purposes as permitted by North Carolina General Statutes 160A-456(b) and 157-9;

WHEREAS, the City of Greenville, during the August 12, 2021 meeting, heard a request to convey the property located at 601 Vanderbilt Lane to Habitat for Humanity of Pitt County for the purpose to build an affordable single-family home for a low-moderate income family;

WHEREAS, a condition of the conveyance will be that the home must remain affordable for a period of five (5) years and must be sold to a low to moderate income family; and

WHEREAS, North Carolina General Statute 160A-279 authorizes a conveyance of property to Habitat for Humanity of Pitt County for affordable housing purposes as permitted by North Carolina General Statutes 160A-456(b) and 157-9;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Greenville that it does hereby authorize the conveyance of property consisting of tax parcel #04320 located at 601 Vanderbilt Lane to Habitat for Humanity of Pitt County with the condition that the use of the property is limited to affordable housing for low-moderate income families.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the said request by Habitat for Humanity of Pitt County to have property located at 601 Vanderbilt Lane be conveyed to them for the consideration of the use of the property which is consistent with the aforementioned conditions is to be accomplished by a deed executed by the Mayor and the Clerk.

This the 12th day of August, 2021

P. J. Connelly, Mayor

ATTEST: (Seal)

Valerie Shiuwegar, City Clerk
#1149999



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Ordinance to annex Arbor Hills South, Section 2, Phase 8 involving 9.8047 acres located at the current terminus of Sequoia Drive

Explanation: A. SCHEDULE

1. Advertising date: August 2, 2021
2. City Council public hearing date: August 12, 2021
3. Effective date: August 12, 2021

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 9.8047
4. Voting District: 4
5. Township: Grimesland
6. Zoning: RA20 (Residential-Agricultural)
7. Existing land use: Vacant
8. Anticipated land use: 35 single-family lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	35 x 2.18*	76
Current minority	0	0
Estimated minority at full development	76 x 43.4%	33
Current white	0	0
Estimated white at full development	76-33	43



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

10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 6 (2.3 miles)
12. Present tax value: \$248,000
13. Estimated tax value: \$7,500,000

Fiscal Note: The total estimated tax value at full development is \$7,500,000.

Recommendation: Approve the attached ordinance to annex Arbor Hills South, Section 2, Phase 8

ATTACHMENTS

-  [Ordinance_-_Arbor_Hills_South_Ph8.pdf](#)
-  [Arbor Hills 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. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 12th day of August, 2021, after due notice by publication in The Daily Reflector on the 2nd day of August, 2021; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Arbor Hills South, Section 2, Phase 8”, involving 9.8047 acres prepared by Stroud Engineering.

LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located at the current terminus of Sequoia Drive.

GENERAL DESCRIPTION:

Lying and being in Grimesland Township, Pitt County, North Carolina, lying south of Arbor Drive and north of NCSR 1728 L.T. Hardee Road and beginning at a point where the southern boundary of Arbor Hills South, Phase 5 (Map Book 81, Page 137) and the southern right-of-way of Eastern Pines Road meet, the southeast corner of the area labeled “Common Area” in Map Book 81, Page 137, the “True Point of Beginning”.

Thence from the “True Point of Beginning”, following the southern right-of-way of Eastern Pines Road S14-23-11W – 68.32’ to a point on the northern right-of-way of NCSR 1728 L.T. Hardee Road, thence along the northern right-of-way of L.T. Hardee Road S61-08-15W – 200.24’, thence S60-58-50W – 369.24’, thence S61-09-10W – 40.00’, thence leaving the northern right-of-way of L.T. Hardee Road and following a new annexation line through the

lands of Bill Clark Homes of Greenville, LLC (Deed Book 3727, Page 651 and Map Book 83, Page 65) the following calls: N28-50-50W – 20.00’, thence N88-03-45W – 74.76’, thence N52-39-19W – 117.00’, thence N87-38-14W – 477.74’, thence S88-51-11W – 120.23’, thence N02-21-46E – 52.36’, thence N87-38-14W – 125.00’, thence S02-21-46W – 45.00’, thence N87-38-14W – 115.00’ to the southeast corner of Lot 244, Arbor Hills South Cluster Subdivision Section 2 Phase 7 as recorded in Map Book 85, Pages 109-110, thence along the eastern boundary of Section 2 Phase 7 N02-21-46E – 300.00’ to the northeast corner of Lot 273 of Section 2 Phase 7, the southern line of Arbor Hills South Phase 3 (Map Book 76, Page 114), Phase 4 (Map Book 79, Page 131) and Phase 5 (Map Book 81, Page 137), thence along the Arbor Hills South southern line S87-38-14E – 1553.63’ to the True Point of Beginning, containing 9.8047 Acres and being a portion of Parcel number 84950 as filed with the Pitt County Tax Assessor’s Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district four. 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 four.

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. 160A-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 12th day of August, 2021.

ADOPTED this 12th day of August, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

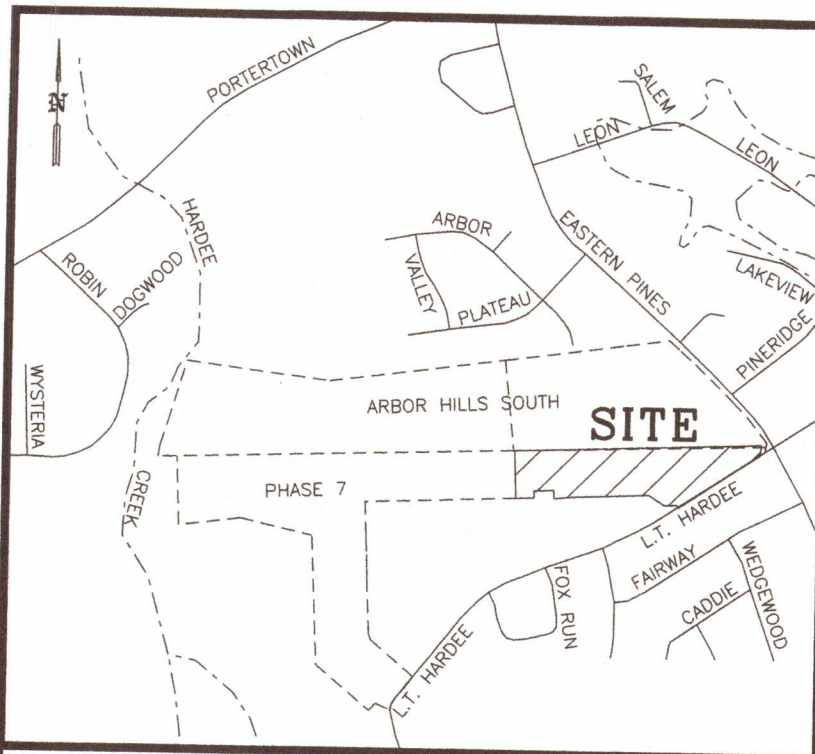
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing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

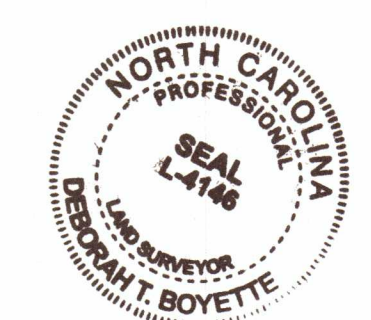
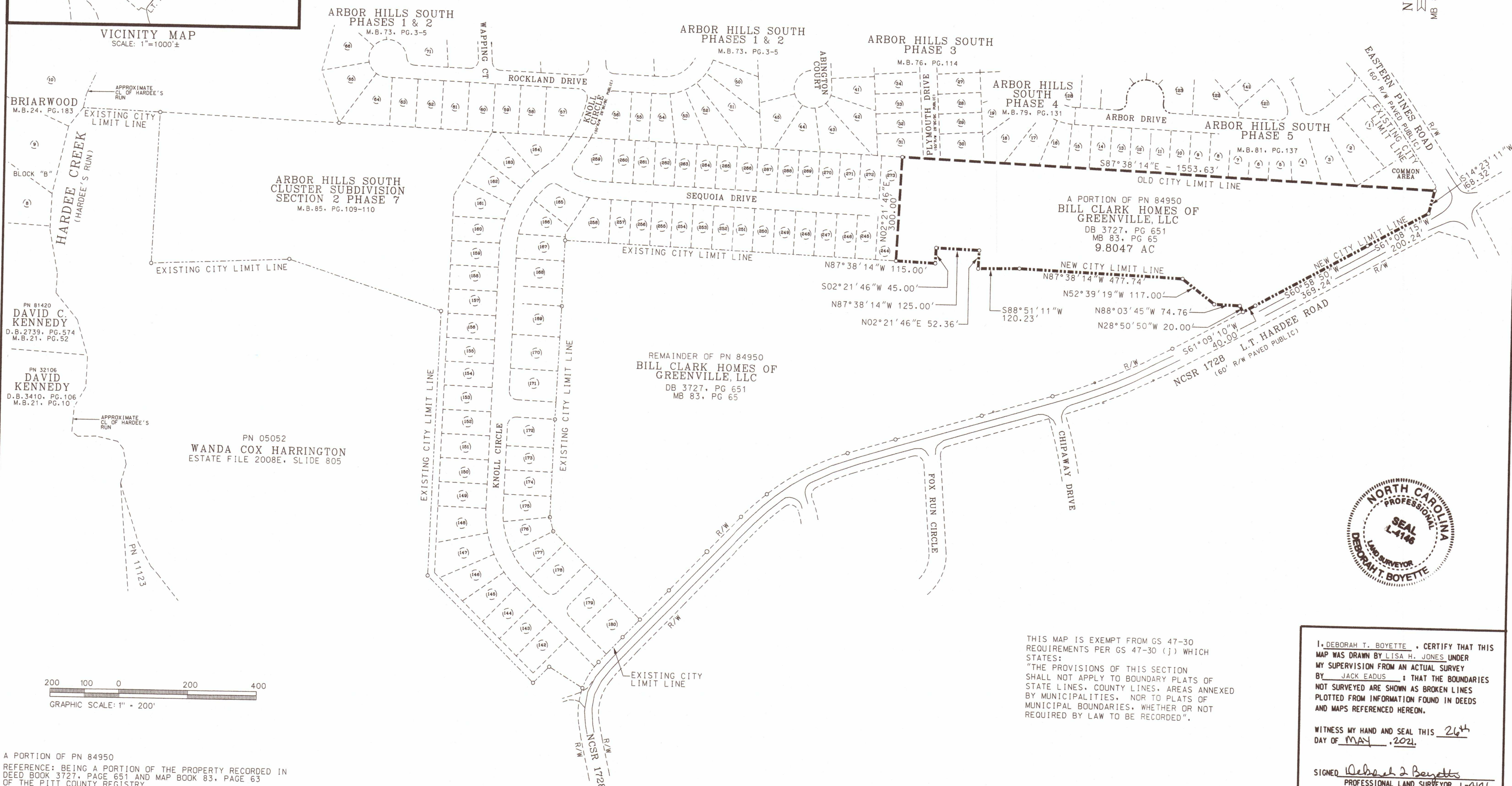
My Commission Expires: _____

1150487



VICINITY MAP
SCALE: 1"=1000'±

LEGEND
 - - - - - = NEW CITY LIMIT LINE
 - - - - - = OLD CITY LIMIT LINE
 - - - - - = EXISTING CITY LIMIT LINE



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

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY LISA H. JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY JACK EADUS; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS 26th DAY OF MAY, 2021.

SIGNED Deborah T. Boyette
 PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, _____ COUNTY
 I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

A PORTION OF PN 84950
 REFERENCE: BEING A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 3727, PAGE 651 AND MAP BOOK 83, PAGE 63 OF THE PITT COUNTY REGISTRY

ARBOR HILLS SOUTH, SECTION 2, PHASE 8
 GRIMESLAND TOWNSHIP PITT COUNTY NORTH CAROLINA

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



SURVEYED: JE/DE APPROVED: DTB
 DRAWN: LHJ DATE: 5/14/21
 CHECKED: DTB SCALE: 1" = 200'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE
 DATE _____ ORDINANCE NO. _____ AREA 9.8047 AC



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Ordinance to annex a Portion of Lot 1, Kinsey Creek, Phase 2 involving 3.5696 acres located east of Allen Road and south of Briarcliff Drive

Explanation: A. SCHEDULE

1. Advertising date: August 2, 2021
2. City Council public hearing date: August 12, 2021
3. Effective date: August 12, 2021

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 3.5696
4. Voting District: 1
5. Township: Winterville
6. Zoning: R6 (Residential)
7. Existing land use: Vacant
8. Anticipated land use: 14 duplex lots (28 units)
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	28 x 2.18*	61
Current minority	0	0
Estimated minority at full development	61 x 43.4%	26
Current white	0	0
Estimated white at full development	61 - 26	35

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

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 2 (2.0 miles)
12. Present tax value: \$169,650
13. Estimated tax value: \$5,800,000

Fiscal Note: The total estimated tax value at full development is \$5,800,000.

Recommendation: Approve the attached ordinance to annex a Portion of Lot 1, Kinsey Creek,
Phase 2

ATTACHMENTS

-  [Ordinance_-_Kinsey_Creek.pdf](#)
-  [Kinsey Creek 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. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 12th day of August, 2021, after due notice by publication in The Daily Reflector on the 2nd day of August, 2021; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Portion of Lot 1, Kinsey Creek, Phase 2", involving 3.5695 acres prepared by Stroud Engineering.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located east of Allen Road and south of Briarcliff Drive.

GENERAL DESCRIPTION:

Lying and being in Greenville Township, Pitt County, North Carolina, lying east of NCSR 1203 Allen Road, being bounded on the north by Briarcliff Drive and on the east by Chandler Drive and being more particularly described as follows: beginning at a point on the southern right-of-way of Briarcliff Drive, the northwest corner of the Common Area for Kinsey Creek Duplexes as recorded in Map Book 77, Page 70 of the Pitt County Registry, the True Point of Beginning.

Thence from the True Point of Beginning, leaving the southern right-of-way of Briarcliff Drive and following the western line of Kinsey Creek Duplexes (Map Book 77, Page 70) S 28°54'02" W - 73.09' to the named access of Leines Way, thence following the boundary of Leines Way the following calls: N 61°05'58" W - 25.00', thence S 28°54'02" W - 120.00', thence S 61°05'58" E - 25.00' to a point in the western line of Lot 8B, Kinsey Creek Duplexes, thence continuing

along the external boundary of Kinsey Creek Duplexes S 28°54'02" W - 39.81', thence S 68°25'46" E - 243.97' to the northwest corner of Lot 7A, Medford Pointe (Map Book 74, Page 135), thence along Lot 7A S 21°34'14" W - 112.00', thence S 30°32'06" W - 46.40', thence S 32°17'01" E - 57.97' to a point on the boundary for the named access of Richter Way, an existing city limit line as recorded in Map Book 68, Page 173, thence following the line around Richter Way S 57°42'59" W - 24.00', thence S 32°17'01" E - 157.11', thence N 57°42'59" E - 24.00', thence N 32°17'01" W - 27.70', thence along an arc 37.60' to the right, having a radius of 40.00', the chord of which is N 05°21'24" W - 36.23', thence N 88°28'07" E - 75.02' to the southern line of Lot 7A, Medford Pointe (Map Book 72, Page 81), thence along the southern line of Lot 7A S 68°25'46" E - 71.91' to a point on the western right-of-way of Chandler Drive, thence along Chandler Drive with an arc 138.22' to the left, having a radius of 400.00', the chord of which is S 13°28'45" E - 137.53', thence leaving the western right-of-way of Chandler Drive and following the southern line of Lot 1, Kinsey Creek, Phase 2 (Map Book 86, Page 23) S 69°58'09" W - 78.04', thence N 87°03'06" W - 38.17', thence S 72°07'38" W - 88.30' to a corner of Lot 1A, Rocky Russell Builders, Inc. as recorded in Map Book 69, Page 131, thence along the common line with Lot 1A N 32°17'01" W - 432.37', thence N 74°52'51" W - 229.24', thence leaving the northern line of Lot 1A and following the western line of Lot 1, Kinsey Creek, Phase 2 N 28°54'02" E - 444.67' to a point on the southern right-of-way of Briarcliff Drive, thence along the southern right-of-way of Briarcliff Drive S 68°25'46" E - 121.09' to the POINT OF BEGINNING, containing 3.5696 acres and being a portion of Lot 1, Kinsey Creek, Phase 2 as recorded in Map Book 86, Page 23 of the Pitt County Registry.

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

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-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 12th day of August, 2021.

ADOPTED this 12th day of August, 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,

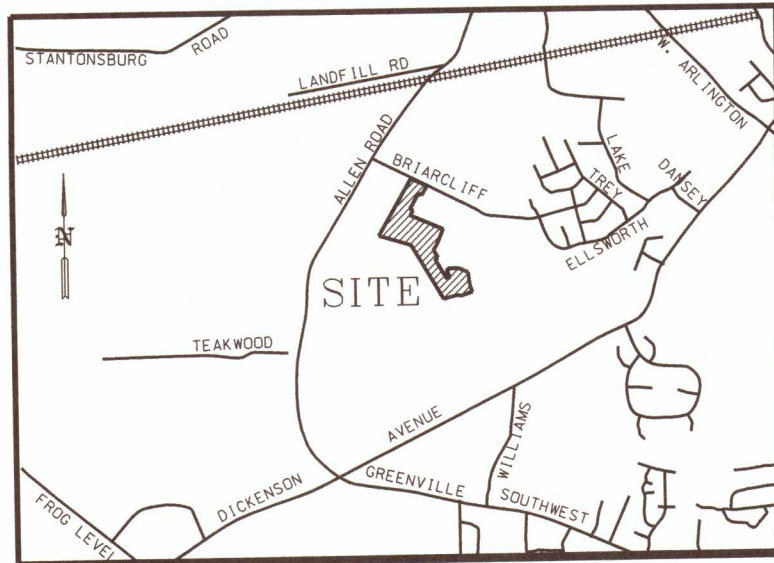
the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____th day of _____, 2021.

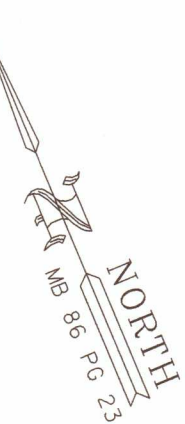
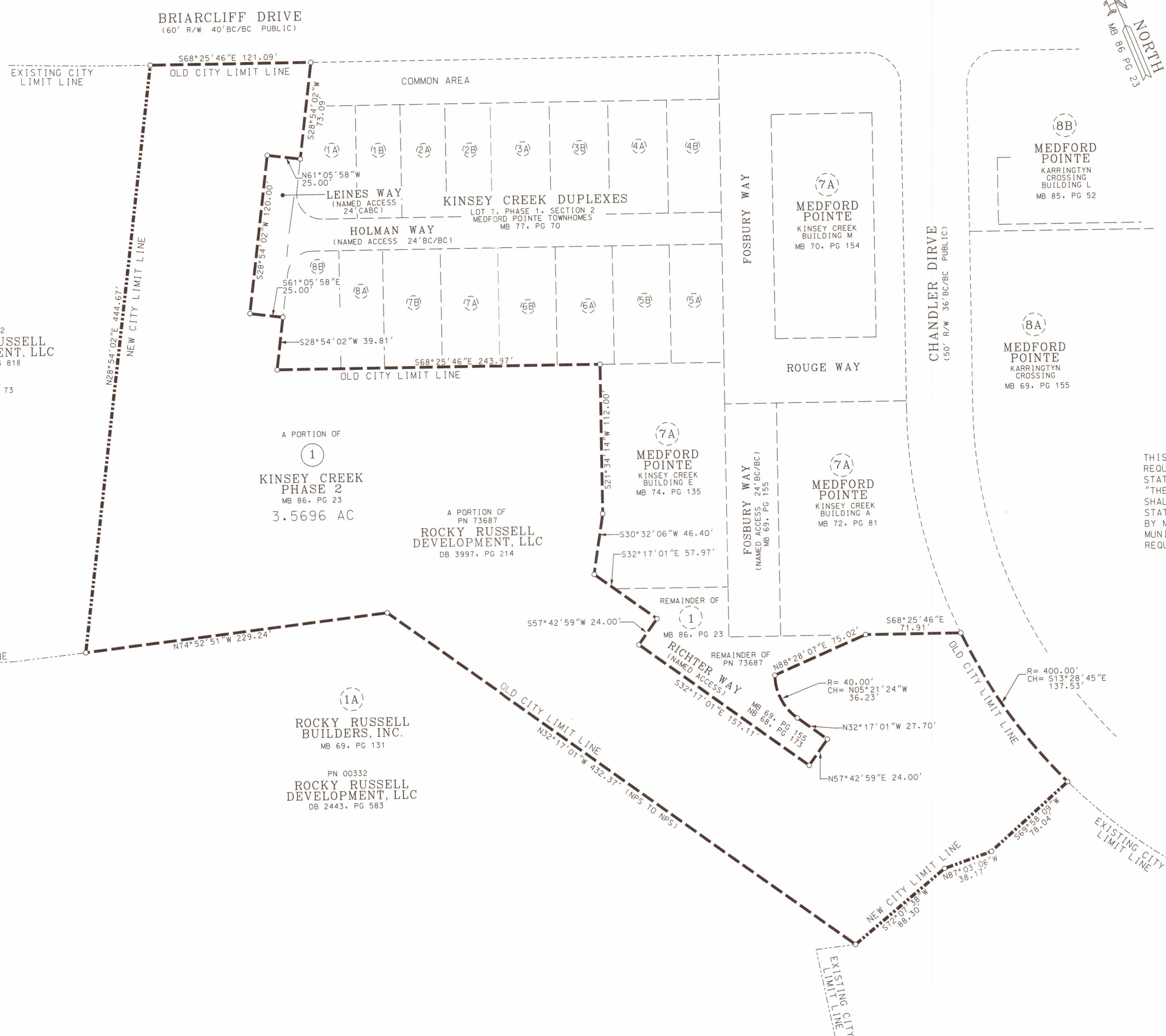
Notary Public

My Commission Expires: _____

1150488



VICINITY MAP
SCALE: 1" = 1000'



PN 73692
ROCKY RUSSELL
DEVELOPMENT, LLC
DB 2872, PG 818
TRACT 6
MB 66, PG 73

A PORTION OF
①
KINSEY CREEK
PHASE 2
MB 86, PG 23
3.5696 AC

A PORTION OF
PN 73687
ROCKY RUSSELL
DEVELOPMENT, LLC
DB 3997, PG 214

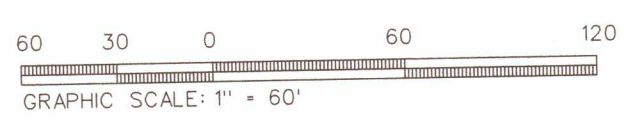
①A
ROCKY RUSSELL
BUILDERS, INC.
MB 69, PG 131

PN 00332
ROCKY RUSSELL
DEVELOPMENT, LLC
DB 2443, PG 583

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

FOR REVIEW ONLY

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



REFERENCE: DEED BOOK 3997, PAGE 214 AND A PORTION OF MAP BOOK 86, PAGE 23 OF THE PITT COUNTY REGISTRY A PORTION OF PN 73687

A PORTION OF LOT 1, KINSEY CREEK, PHASE 2							
GREENVILLE TOWNSHIP	PITT COUNTY NORTH CAROLINA						
OWNER: ROCKY RUSSELL DEVELOPMENT, LLC 106 REGENCY BOULEVARD, SUITE B GREENVILLE, NC 27834 (252) 355-7812							
STROUD ENGINEERING, P.A. LICENSE NO. C-0647 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	<table border="1"> <tr> <td>SURVEYED: DWE/BRB</td> <td>APPROVED: DTB</td> </tr> <tr> <td>DRAWN: DTB</td> <td>DATE: 06/24/21</td> </tr> <tr> <td>CHECKED: DTB</td> <td>SCALE: 1" = 60'</td> </tr> </table>	SURVEYED: DWE/BRB	APPROVED: DTB	DRAWN: DTB	DATE: 06/24/21	CHECKED: DTB	SCALE: 1" = 60'
SURVEYED: DWE/BRB	APPROVED: DTB						
DRAWN: DTB	DATE: 06/24/21						
CHECKED: DTB	SCALE: 1" = 60'						

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA 3.5696 AC

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY LISA H. JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY DAVID ENGBRETSSEN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, _____ COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AN ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

21-09



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Ordinance to annex Covengton Downe Subdivision Phase II, Lot 3 involving 0.900 acres located along the southern right-of-way of East Fire Tower Road and 1,080+/- feet west of County Home Road

Explanation: A. SCHEDULE

1. Advertising date: August 2, 2021
2. City Council public hearing date: August 12, 2021
3. Effective date: August 12, 2021

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 0.900
4. Voting District: 5
5. Township: Winterville
6. Zoning: CG (General Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 2,406 sq feet of restaurant space
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0	0
Current minority	0	0
Estimated minority at full development	0	0
Current white	0	0
Estimated white at full development	0	0

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

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 3 (1.85 miles)
12. Present tax value: \$369,300
13. Estimated tax value: \$1,000,000

Fiscal Note: The total estimated tax value at full development is \$1,000,000.

Recommendation: Approve the attached ordinance to annex Covengton Downe Subdivision Phase II, Lot 3

ATTACHMENTS

-  [Ordinance_-_Covengton_Downe_Lot_1.pdf](#)
-  [Covengton 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. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 12th day of August, 2021, after due notice by publication in The Daily Reflector on the 2nd day of August, 2021; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Covengton Downe Subdivision, Phase II, Lot 3” involving 0.90 acres prepared by Green Engineering.

LOCATION: Situate in Winterville, Pitt County, North Carolina, located along the southern right-of-way of E. Fire Tower Road and about 1,080+/- feet west of County Home Road.

GENERAL DESCRIPTION:

All that certain tract or parcel of land lying and being situated in Winterville Township, Pitt County, North Carolina, and being more particularly described as follows:

Commencing for the same at an existing iron pipe located along the southeastern right-of-way line of East Fire Tower Road (S.R. 1708), a variable width public right-of-way, said point of commencement having a North Carolina State Plane Grid, NAD83(2011) Coordinate of N=664,358.77’, E= 2,487,398.12’, and also being the northwestern most property corner of Lot “3C” as shown on a plat entitled “Covengton Downe Subdivision Phase II, Lot 3C” prepared by Baldwin & Associates, dated April 4, 2007, and being recorded among the land records of Pitt County in Map Book 68, at Page 29; thence leaving said point of commencement and running

along the southeastern right-of-way line of said East Fire Tower Road, 271.11 feet along the arc of a curve to the right having a radius of 771.59 feet and being scribed by a chord bearing of North 49° 18' 43" East, 269.72 feet, to an iron bar and cap now set, said point being the True Point of Beginning; thence leaving said Point of Beginning and continuing with said right-of-way line 166.81 feet along the arc of a curve to the right having a radius of 771.59 feet and being scribed by a chord bearing of North 65° 34' 16" East, 166.49 feet to an iron bar and cap now set; thence leaving said right-of way line and running, South 11° 38' 59" East, 269.93 feet to an iron bar and cap now set; thence South 88° 43' 56" West, 72.82 feet to an iron bar and cap now set; thence South 85° 03' 52" West, 91.36 feet to an iron bar and cap now set; thence along a new line, North 11° 38' 59" West, 209.30 feet to the Point of Beginning.

Said lot contains 0.900 acres, more or less.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district five. 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 five.

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. 160A-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 12th day of August, 2021.

ADOPTED this 12th day of August, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

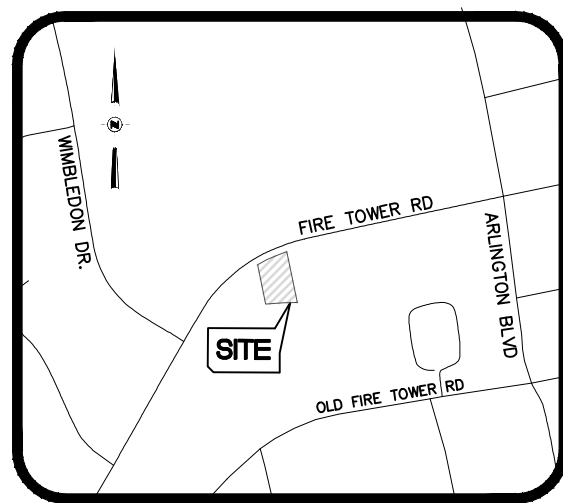
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing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

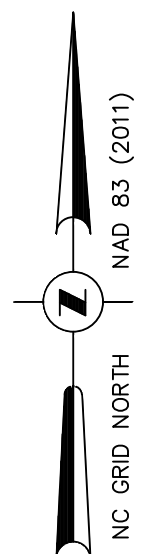
Notary Public

My Commission Expires: _____

1150489



VICINITY MAP 1" = 1000'



REFERENCES:

- DEED BOOK 194, PAGE 186
- DEED BOOK 402, PAGE 382
- DEED BOOK 2574, PAGE 355
- DEED BOOK 3071, PAGE 771
- DEED BOOK 3383, PAGE 816
- MAP BOOK 36, PAGE 8
- MAP BOOK 41, PAGE 101
- MAP BOOK 68, PAGE 29
- MAP BOOK 68, PAGE 39
- MAP BOOK 79, PAGE 20
- MAP BOOK 79, PAGE 37
- MAP BOOK 81, PAGE 84
- OTHERS AS SHOWN HEREON

SURVEY NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.

NO HORIZONTAL CONTROL MONUMENT WAS FOUND WITHIN 2000'. THIS SURVEY WAS PERFORMED USING NC VRS RTK WITH A TRIMBLE R8 RECEIVER AND TIED TO NC STATE PLANE GRID NORTH.

HORIZONTAL CONTROL IS BASED ON NC STATE PLANE GRID NORTH, NAD83 (2011) AS DETERMINED BY GPS.

NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.

AREA COMPUTATION IS BY THE COORDINATE METHOD.

RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.

ALL ZONING INFORMATION SHOWN HEREON IS PER THE CITY OF GREENVILLE, NORTH CAROLINA CODE OF ORDINANCES AS ADOPTED ON FEBRUARY 11, 2010.

SITE DATA:

OWNER: THE COVENGTION GROUP, LTD.
PO BOX 3075
GREENVILLE NC 27836

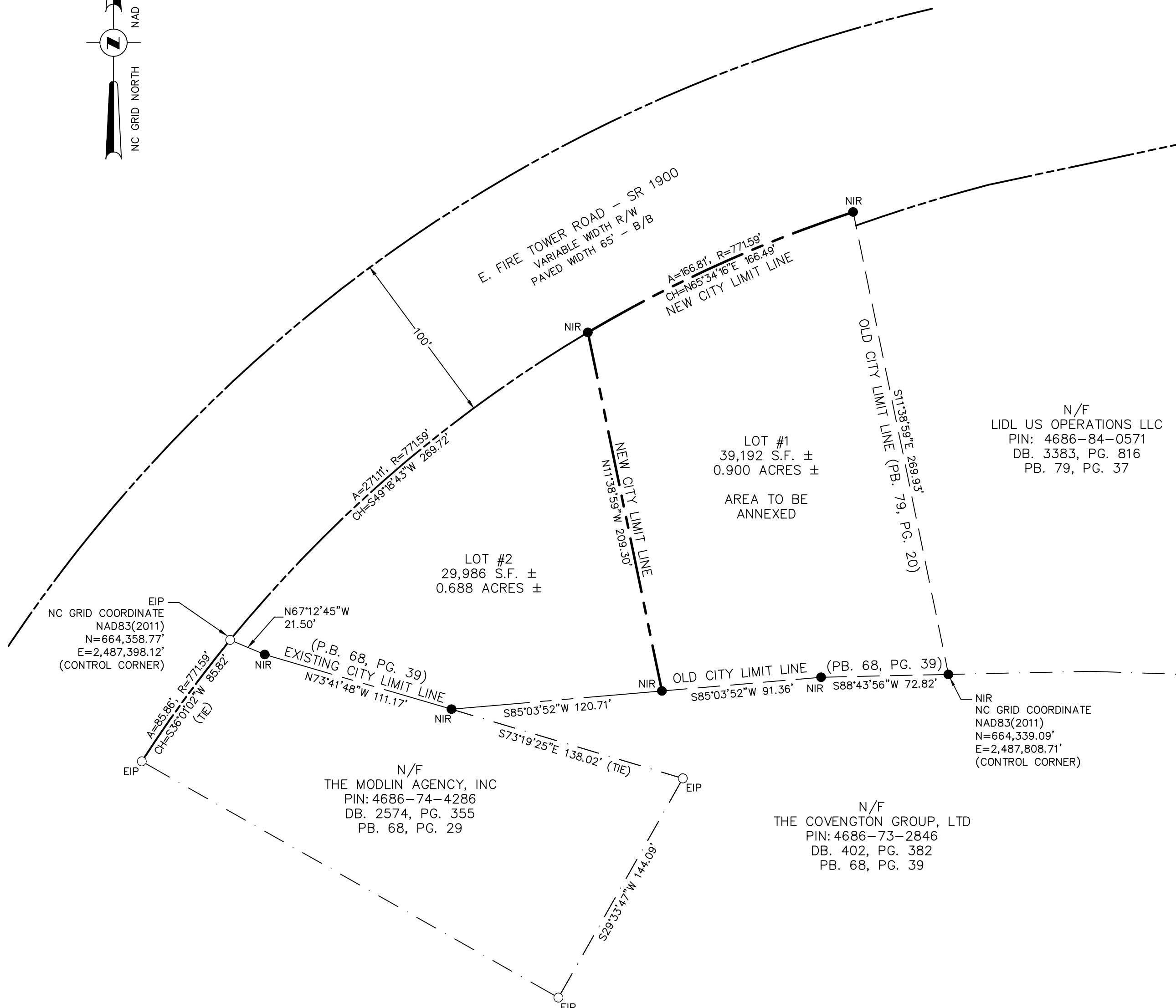
SITE ADDRESS: E. FIRE TOWER RD
GREENVILLE NC, 27858

PARCEL #: 82586

REFERENCE: DEED BOOK 194, PAGE 186
MAP BOOK 36, PAGE 8

AREA: LOT #1: 0.900 ACRES ±
LOT #2: 0.688 ACRES ±

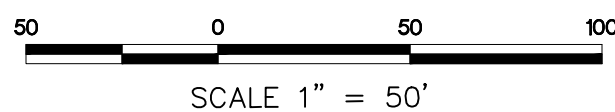
ZONING: CG - GENERAL COMMERCIAL DISTRICT



W:\REALZ\21021\Survey\21-021_RZ Greenville Annex-REV1.dwg Last Plotted by: ALLEN MACKAY for Green Engineering on Wednesday, June 02, 2021 @ 4:40:51 PM

- LEGEND**
- NEW CITY LIMIT LINE
 - OLD CITY LIMIT LINE
 - EXISTING CITY LIMIT LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY LINE
 - COMPUTED POINT CP
 - NEW IRON REBAR NIR
 - EXISTING IRON PIN EIP
 - EXISTING IRON REBAR EIR
 - EXISTING PK NAIL EPK
 - EXISTING NAIL

- ABBREVIATIONS**
- DB. DEED BOOK
 - MB. MAP BOOK
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - PG. PAGE
 - R/W RIGHT-OF-WAY
 - RTK REAL TIME KINEMATIC
 - VRS VIRTUAL REFERENCE STATION



PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

SURVEYOR'S CERTIFICATION

I, E. LEO GREEN III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN HEREON). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000 ±. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS XXTH DAY OF JUNE, A.D., 2021.

E. LEO GREEN III
PROFESSIONAL LAND SURVEYOR L-3791

I ALSO CERTIFY THAT:

(D.) THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

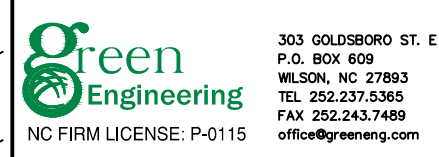
THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: AA
- POSITIONAL ACCURACY: ≤0.10 US FEET
- TYPE OF GPS FIELD PROCEDURE: VRS RTK (NC GRID)
- DATE(S) OF SURVEY: FEBRUARY 25, 2021
- DATUM/EPOCH: NC STATE PLANE NAD83(2011)
- PUBLISHED FIXED CONTROL USE: CORS STATION NCEC
- GEOD MODEL: 12B
- COMBINED GRID FACTOR: 0.99989078
- UNITS: US SURVEY FEET

ANNEXATION PLAT THE COVENGTION GROUP, LTD PARCEL #82586 RECORDED IN DEED BOOK 3071 PAGE 771		MAP NO.	PLAT RECORDED	BOOK	PAGE #
SURVEYED BY: RP		APPROVED: ELG3			
DRAWN BY: CLW		DATE: 06/01/21			
CHECKED BY: AEM		SCALE: 1" = 50'			

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

DATE _____ ORDINANCE NO. _____ AREA _____
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.





City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Ordinance requested by A Elks Construction, Inc. to rezone 1.341 acres located along the southern right-of-way of Dickinson Avenue Extension between Williams Road and SW Greenville Boulevard 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 July 6, 2021.
On-site sign(s) posted on July 6, 2021.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 27, 2021.
Public hearing legal advertisement published on August 2, 2021 and August 9, 2021

Comprehensive Plan:
The Future Land Use and Character Map shows mixed use (MU) at the southeastern corner of the intersection of Dickinson Avenue and SW Greenville Boulevard transitioning to office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) to the east.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed use buildings are located close together and near the street. Buildings tend to be smaller than mixed use, high intensity (MUHI), supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern

- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/civic

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

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)

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on the possible uses permitted in the requested zoning, the proposed rezoning classification could generate 67 trips to and from the site on Dickinson Avenue, which is a net increase of 48 additional trips per day along Dickinson Avenue.

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.

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.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence

South: CG - Farmland and vacant

East: R6 - Farmland

West: RA20 - One (1) single-family residence

Density Estimates:

Under the proposed zoning, the site could accommodate two (2) single-family lots.

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

The anticipated build-out is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

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

"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 July 20, 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_-_A_Elks_Const.pdf](#)
-  [Minutes A_ELKS_RZ.pdf](#)
-  [Elks Const. APO map.pdf](#)
-  [Elks Const. Survey.pdf](#)
-  [Elks traffic report.pdf](#)
-  [RA20 to R6.pdf](#)
-  [Density and Veg Charts.pdf](#)

LOCATION: Located along southern right-of-way of Dickinson Avenue Extension between Williams Road and SW Greenville Boulevard

DESCRIPTION: Beginning at a point on the southern right-of-way of US Hwy 13 (Dickinson Avenue), said point being the northeastern corner of the Robert F. Raitt and wife, Rebecca T. Raitt Property as described in Deed Book 3561, page 407 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), N 64°49'56" E 114.23', thence leaving the southern right-of-way of US Hwy 13 (Dickinson Avenue), S 25°29'13" E 131.95', thence S 25°10'27" E 257.64', thence S 89°22'34" W 235.32', thence N 06°25'08" W 308.19' to the point of beginning containing 1.341 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 12th day of August, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1150555

Excerpt from the draft Planning & Zoning Commission Minutes (7/20/21)

REQUEST BY A ELKS CONSTRUCTION, INC. TO REZONE 1.341 ACRES LOCATED ALONG SOUTHERN RIGHT-OF-WAY OF DICKINSON AVENUE EXTENSION BETWEEN WILLIAMS ROAD AND SW GREENVILLE BOULEVARD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY])

Chantae Gooby presented for staff. The property consists of two parcels. Currently there are two single-family homes located on the property. This property is located in the Greens Mill Run watershed and would require 25-year detention but it is not located in a flood plain. Under the proposed zoning, it could generate a net increase of 48 trips per day. The property is currently zoned RA20 and under the proposed zoning of R6, it could yield approximately 10 multi-family units. The property is likely to be developed with adjacent property that is already zoned R6. The Future Land Use and Character Map shows mixed use (MU) at the southeastern corner of the intersection of Dickinson Avenue and SW Greenville Boulevard transitioning to office/institutional (OI) and traditional neighborhood, medium-high density (TNMH) to the east. In staff's opinion, this request is in compliance with the Future Land Use Plan.

Mr. Robinson opened the public hearing.

Igor Palyvoda spoke in favor. He stated the developer purchased these parcels to make them part of the multi-family development that is going to be developed to the east of the properties.

Edward Clark spoke in opposition. He stated his concern is removing two homes from the area and turning the properties into mixed use high-density. This will not maintain the existing suburban residential character of the area. He stated the increase in traffic on Dickinson Avenue is also a concern.

Mr. Robinson closed the public hearing.

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.

A Elks Construction, Inc

From: RA20

To: R6

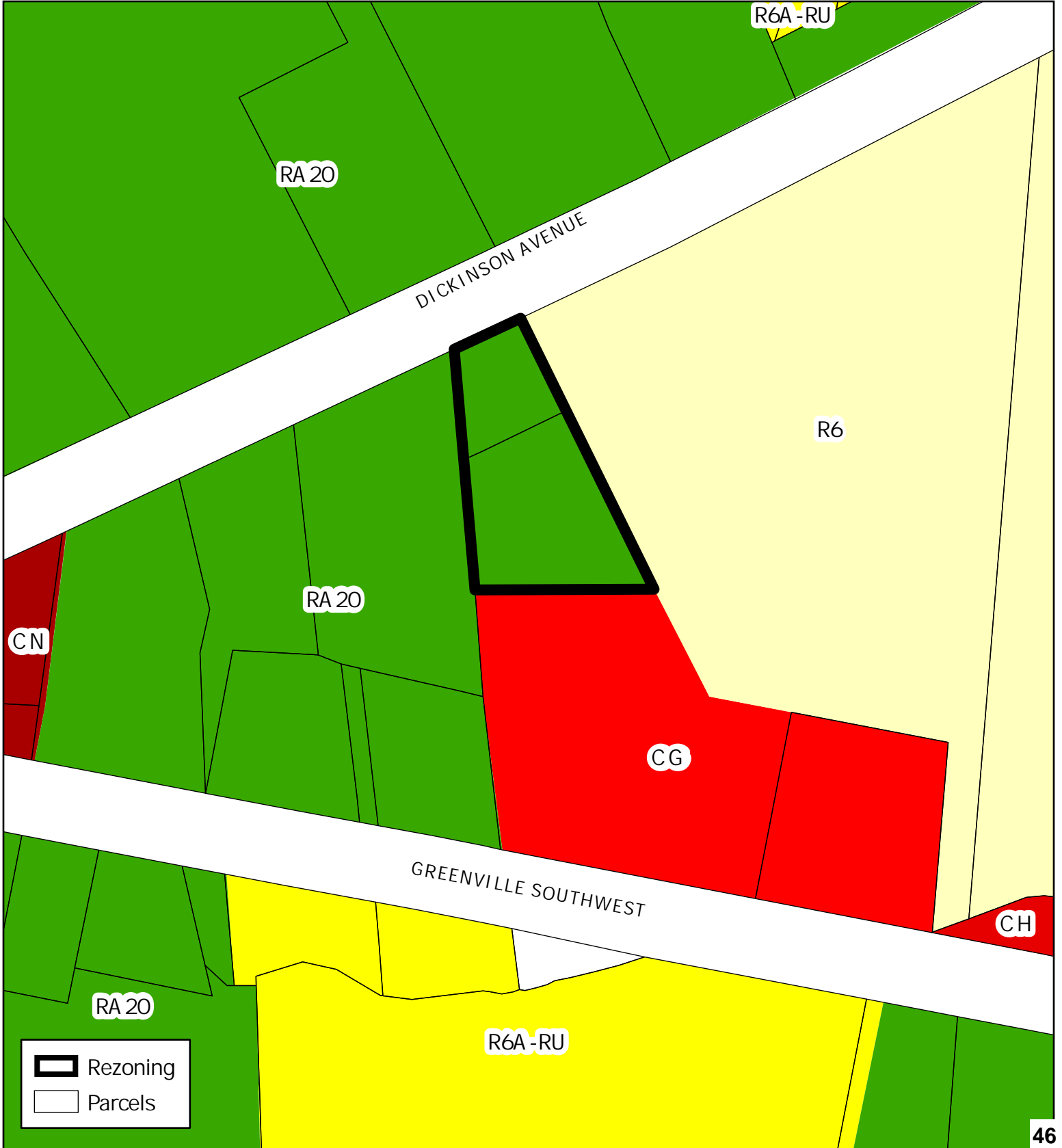
Acres: 1.341

July 9th, 2021

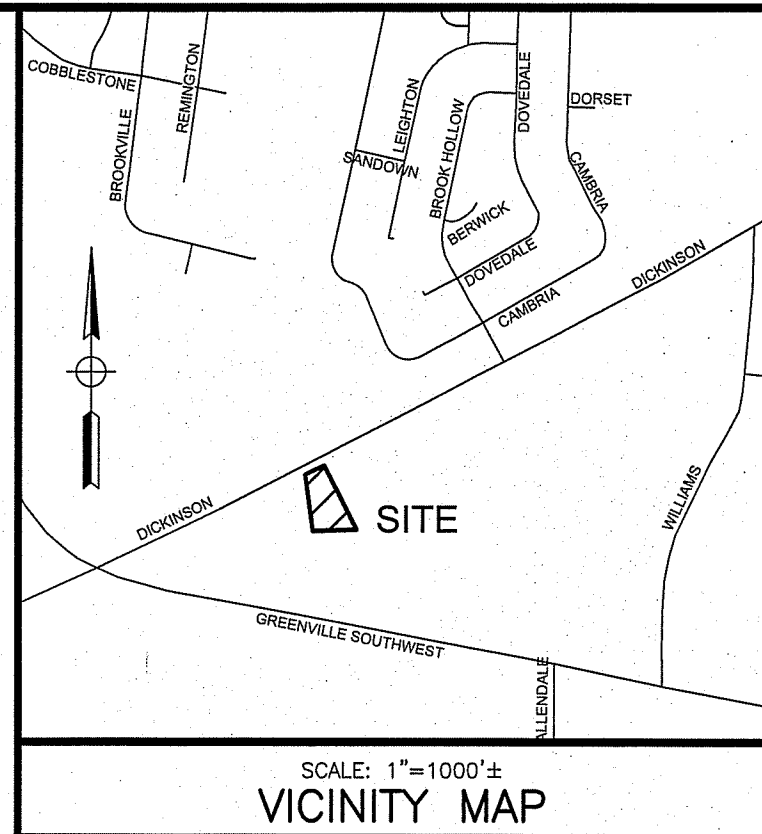
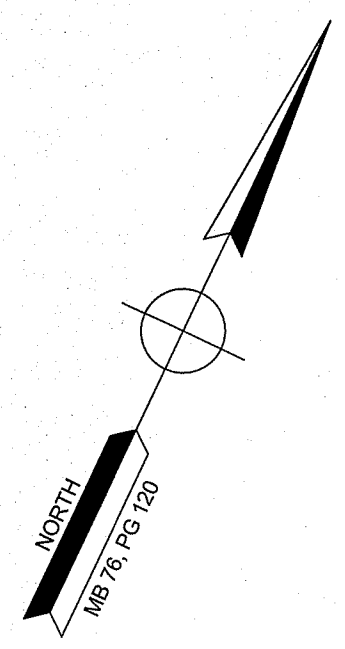
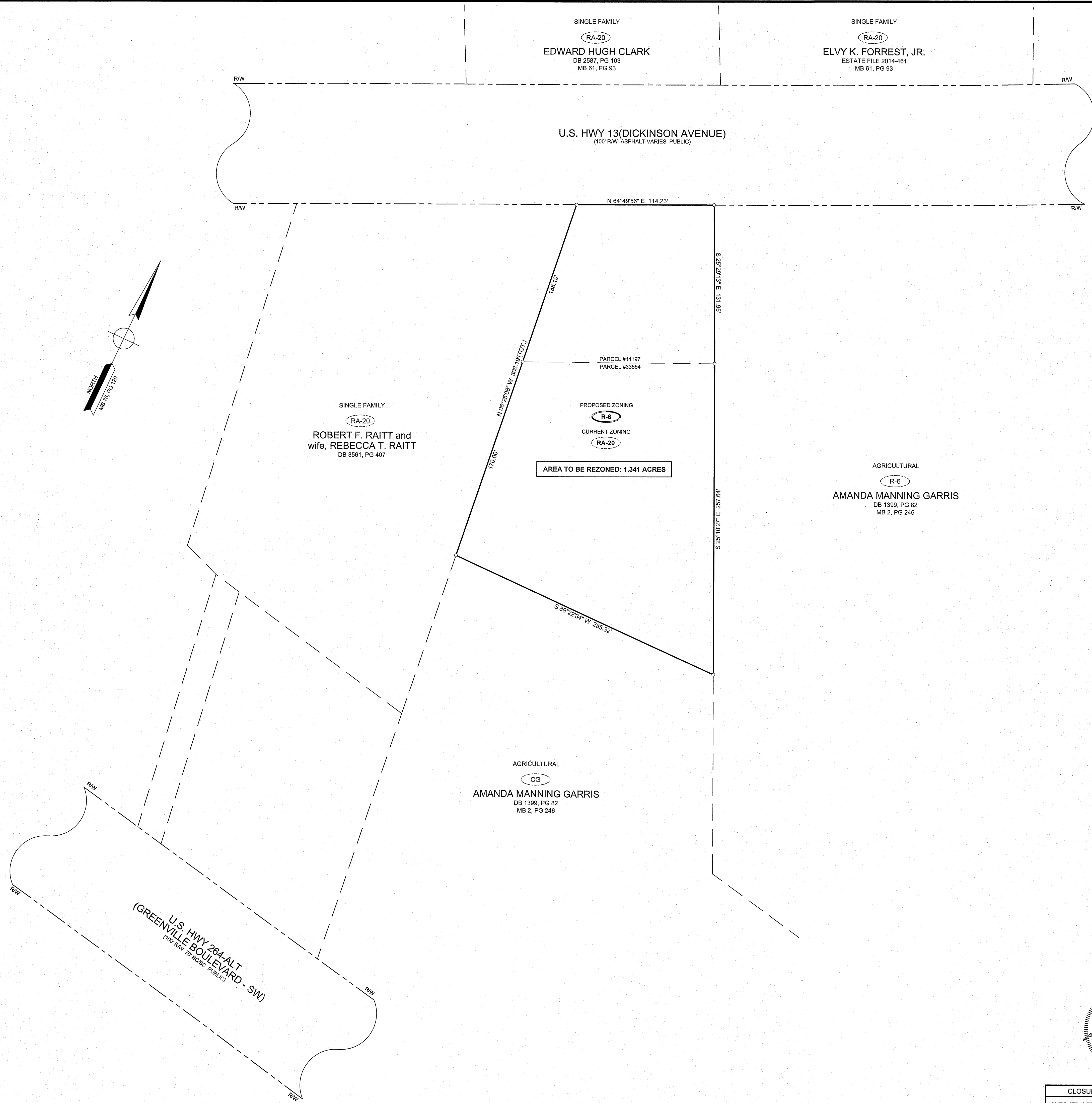
N



0 0.01 0.02 0.04 Miles

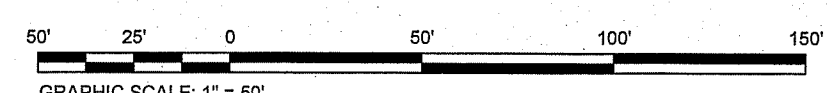


Y:\DRAWINGS\21-026 ELKS DEVELOPMENT LLC\DISKINSON AVENUE\REZONING MAP.dwg Mon, Jun 21, 2021 9:18am RWELLS



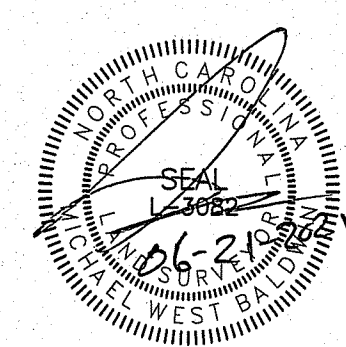
LEGEND
 RAW = RIGHT-OF-WAY
 CL = CENTERLINE
 EIP = EXISTING IRON PIPE
 BC/BC = BACK OF CURB TO BACK OF CURB

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 ELKS CONSTRUCTION, INC.	
REFERENCE: DEED BOOK V-53, PAGE 263 AND B-29, PAGE 495 OF THE PITT COUNTY REGISTER OF DEEDS GREENVILLE TOWNSHIP, PITT COUNTY, N.C.	
OWNER: DIANNE MANNING (PARCEL #14197) C/O DIANNE M. ROPER 512 HOLDING OAKS COURT WAKE FOREST, NC 27587 PHONE: (919) 269-1607	OWNER: AMANDA MANNING GARRIS (PARCEL #33554) 1802 SW GREENVILLE BLVD. GREENVILLE, NC 27834 PHONE: (252) 830-5442



CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 06/16/21

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27659 252.756.1350	LICENSE # C-3498	SURVEYED: N/A	APPROVED: MMB
		DRAWN: NRW	DATE: 06/21/21
		CHECKED: MMB	SCALE: 1" = 50'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 21-08

Applicant: Elks Construction Co.

Property Information

Current Zoning: RA20 (Residential-Agricultural)

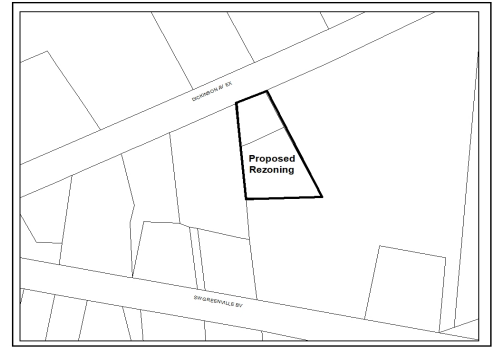
Proposed Zoning: R6 (Residential [High Density Multi-Family])

Current Acreage: 1.341 acres

Location: Dickinson Ave, between Greenville Blvd & Williams Rd

Points of Access: Dickinson Ave

Location Map



Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2 lanes with paved shoulder	4-lane with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	55	no change
Current ADT:	9,020 (*)	
Design ADT:	15,800 vehicles/day (**)	43,900 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along Dickinson Ave 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: 19 -vehicle trips/day (*) **Proposed Zoning:** 67 -vehicle trips/day (*)

Estimated Net Change: increase of 48 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 Dickinson Ave are as follows:

1.) Dickinson Ave , West of Site (30%): “No build” ADT of 9,020

Estimated ADT with Proposed Zoning (full build) –	9,040
Estimated ADT with Current Zoning (full build) –	9,026
Net ADT change =	<u>14</u> (<1% increase)

2.) Dickinson Ave , East of Site (70%): “No build” ADT of 9,020

Estimated ADT with Proposed Zoning (full build) – 9,067

Estimated ADT with Current Zoning (full build) – 9,033

Net ADT change = 34 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested zoning, the proposed zoning classification could generate 67 trips to and from the site on Dickinson Ave, which is a net increase of 48 additional trips per day along Dickinson Ave.

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

EXISTING ZONING	
RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility

	o(1). Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	b. Greenhouse or plant nursery; including accessory sales
	m. Beekeeping; major use
	n. Solar energy facility
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
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: 08/12/2021

Title of Item: Ordinance requested by Cherry Construction Company, Inc. to rezone 37.150 acres located at the northeastern corner of the intersection of Allen Road and the Norfolk Southern Railroad from MO (Medical-Office) to MR (Medical-Residential [High Density Multi-family])

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 6, 2021.

On-site sign(s) posted on July 6, 2021.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on July 27, 2021.

Public hearing legal advertisement published on August 2, 2021 and August 10, 2021.

Comprehensive Plan:

The Future Land Use and Character Map shows traditional neighborhood, medium-high density (TNMH) at the northeastern corner of the intersection of Allen Road and the Norfolk Southern Railroad transitioning to office/institutional (OI) to the east and medical transition to the north. There is potential conservation and open space (PCOS) shown along a portion of the northern property line of the subject property.

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

Medical Transition

Area surrounding the medical core with a mix of related medical and institutional uses in a similar pattern to office / institutional. This area may serve as a future expansion of the medical core, but should offer amenities that support or complement the vitality of the medical core.

Intent:

- Allow development of locally-serving commercial, accommodation, and residential uses
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- 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
- Consider accessibility to transit services and pedestrian connectivity within the medical core and adjacent area

Primary uses:

Institutional/civic

Medical office

Secondary uses:

Mixed use

Multi-family residential

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 (3,413 daily trips) and requested rezoning, the proposed rezoning classification could generate 3,259 trips to and from the site on Allen Road, which is a net decrease of 154 trips per day. Since the traffic analysis for the requested rezoning indicates the proposal would generate less 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.

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.

Surrounding Land Uses and Zoning:

North: MO: Greenville Pediatrics and Eastern Orthodontics and Pediatric Dentistry

South: CG, R6 and RA20: Vacant

East: MO: Greenville Plastic Surgery, Dr. Charles Means, Jr. DDS, and Eastern Dermatology and Pathology

West: MO: One (1) single-family residence; Allenton Estates and Holly Glenn Apartments

Density Estimates:

Under the proposed zoning, the site could 305,000-310,000 accommodate office space.

Under the current zoning, the site could accommodate 450-490 multi-family units (1, 2 and 3 bedrooms).

The anticipated build-out is within 3-5 years.

Fiscal Note: No cost to the City.

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

"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 July 20, 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_-_Cherry_Construction.pdf](#)
-  [Minutes.pdf](#)
-  [Cherry Construction APO map.pdf](#)
-  [Cherry Const survey.pdf](#)
-  [MO to MR.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 12th day of August, 2021, at 6:00 p.m., 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 MO (Medical-Office) to MR (Medical-Residential).

TO WIT: Allen Road, LLC

LOCATION: Located at the northeastern corner of the intersection of Allen Road and the Norfolk Southern Railroad

DESCRIPTION: Lying and being located in Greenville Township and being more particularly described as follows:

Beginning at NGS monument "Mary" said monument having NC Grid Coordinates N 676133.67 and E 2467304.20; thence N 76-00-36 E, 1,061.14 feet to a point located at the intersection of the northern right of way of Norfolk Southern Railroad and the eastern right of way of SR 1203 – Allen Road; thence running along the eastern right of way of SR 1203 – Allen Road the following courses and distances N 44-13-48 E, 89.62 feet to a point; thence with a curve to the left having a radius of 2,007.90 feet a chord bearing and distance N 32-45-14 E, 799.02 feet to a point; thence N 21-16-37 E, 866.08 feet to a point; thence leaving the eastern right of way of SR 1203 – Allen Road S 65-06-50 E, 40.29 feet to an existing rebar; thence continuing S 65-06-50 E, 259.89 feet to an existing rebar; thence N 24-57-16 E, 199.72 feet to an existing rebar; thence N 65-04-00 W, 312.81 feet to an existing rebar located on the eastern right of way of SR 1203 – Allen Road; thence running along the eastern right of way of SR 1203 – Allen Road N 15-56-33 E, 171.99 feet to a point; thence leaving the eastern right of way of SR 1203 – Allen Road S 74-07-52 E, 22.35 feet to a point; thence S 00-15-38 W, 34.04 feet to a point; thence S 61-53-51 E, 273.14 feet to a point; thence S 59-21-54 E, 242.59 feet to a point; thence S 86-59-22 E, 138.68 feet to a point; thence S 39-11-22 E, 79.30 feet to a point; thence S 06-35-09 W, 105.82 feet to a point; thence S 47-48-51 E, 267.16 feet to a point; thence S 66-09-51 E, 96.88 feet to a point; thence S 11-23-09 W, 66.95 feet to a point; thence S 24-51-07 W, 102.73 feet to an existing rebar; thence S 24-59-58 W, 152.66 feet to an existing iron pipe; thence S 24-49-13 W, 707.07 feet to an existing iron pipe on line; thence continuing S 24-49-13 W, 0.33 feet to a point; thence S 83-09-53 W, 63.87 feet to a point; thence with a curve to the left having a radius of 5,949.98 feet a chord bearing and distance S 80-45-25 W, 499.94 feet to a point; thence S 78-20-58 W, 871.60 feet to a point; thence continuing S 78-20-58 W, 35.66 feet to the point of beginning containing 37.150 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 12th day of August, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1150556

Excerpt from the draft Planning & Zoning Commission Minutes (7/20/21)

REQUEST BY CHERRY CONSTRUCTION COMPANY, INC. TO REZONE 37.150 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF ALLEN ROAD AND THE NORFOLK SOUTHERN RAILROAD FROM MO (MEDICAL-OFFICE) TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY])

Chantae Gooby presented for staff. The property is currently vacant. It is impacted by the Green Mills Run watershed and would require 25-year detention. This rezoning could generate a net decrease in traffic based on the current use of office and the proposed use of multi-family. Under the current zoning of MO, the site could yield 305,000+/- square feet of office space. With the proposed zoning, the property could yield 400+/- multi-family units. The Future Land Use and Character Map shows traditional neighborhood, medium-high density (TNMH) at the northeastern corner of the intersection of Allen Road and the Norfolk Southern Railroad transitioning to office/institutional (OI) to the east and medical transition to the north. There is potential conservation and open space (PCOS) shown along a portion of the northern property line of the subject property. In staff's opinion the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Mr. Robinson opened the public hearing.

Bryan Fagundus spoke in favor. He stated from a traffic stand point, there is a potential net decrease in trips.

Mr. Maxwell asked about the northern edge of the property and potential flooding problems caused by this development.

Mr. Fagundus stated they will do a 25-year detention. With some of the current and pending regulations, this property would probably be developed under some of the pending regulations that would be even more stringent than the current regulations. He stated the flooding is a concern but the property will meet the regulations.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. West, seconded by Mr. Brock 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.

Cherry Construction Company, Inc

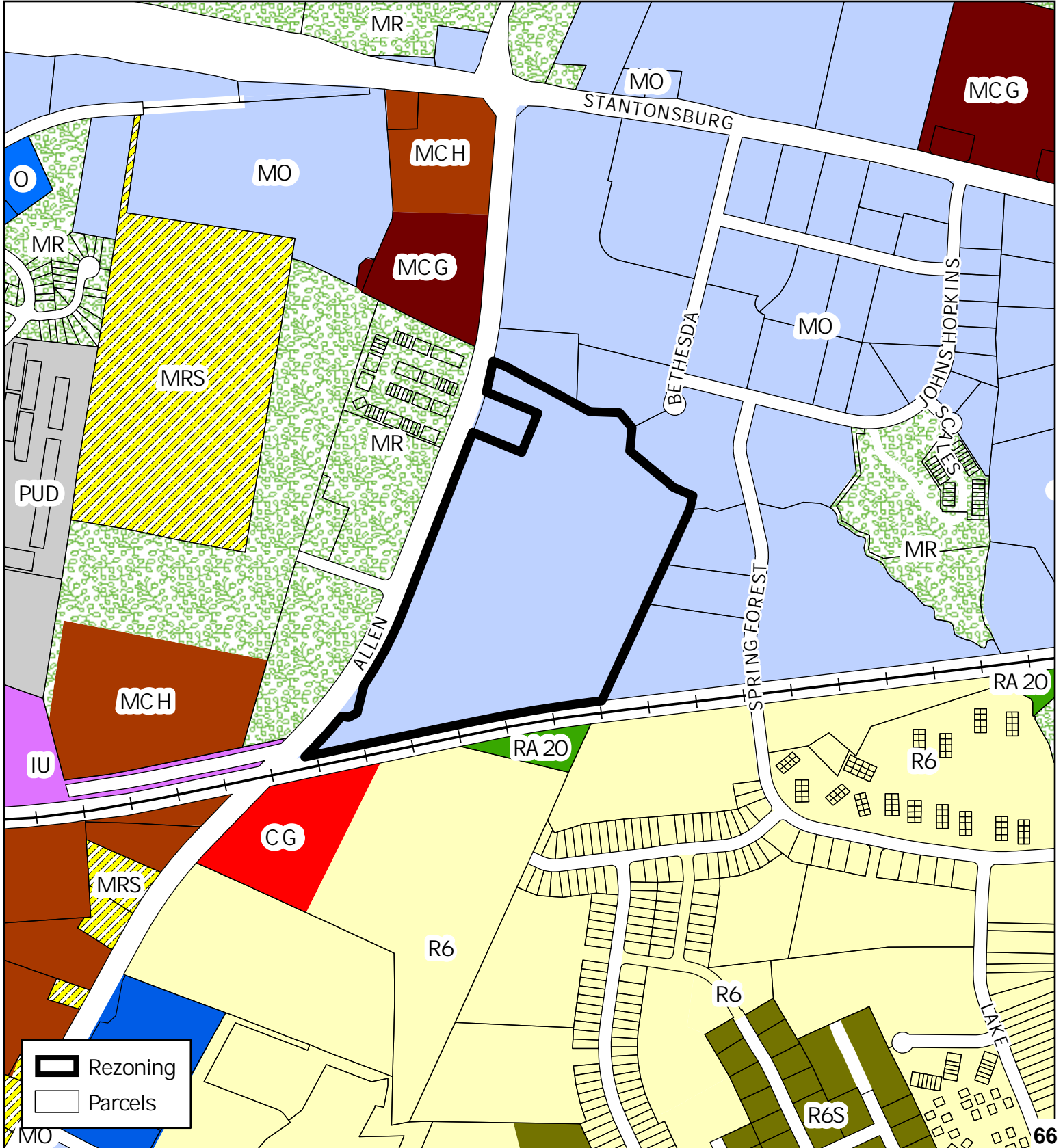
From: MO

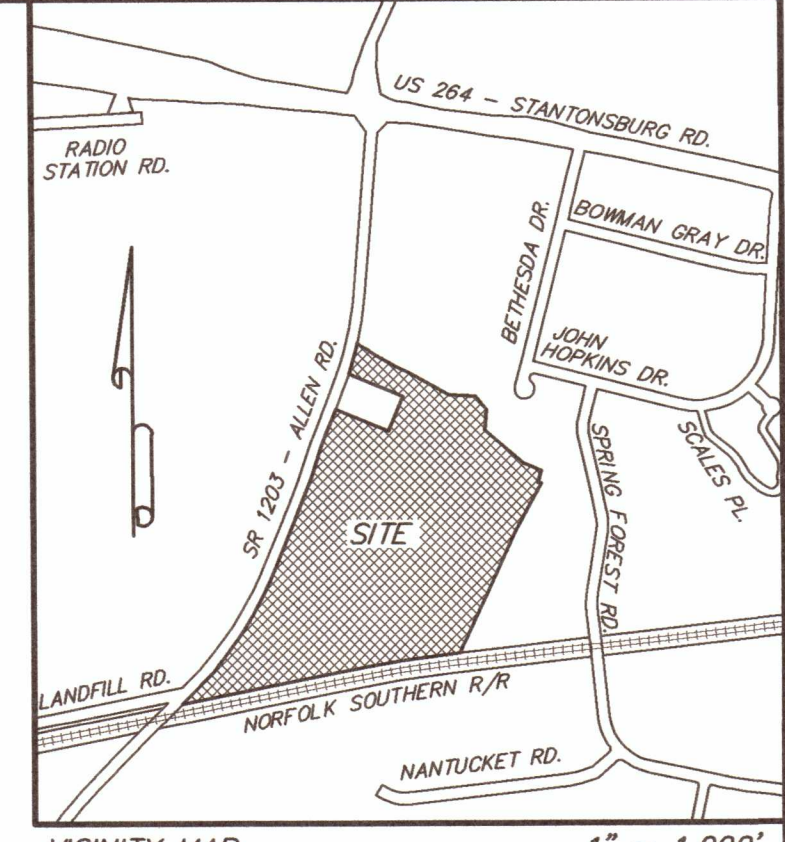
To: MR

Acres: 37.15

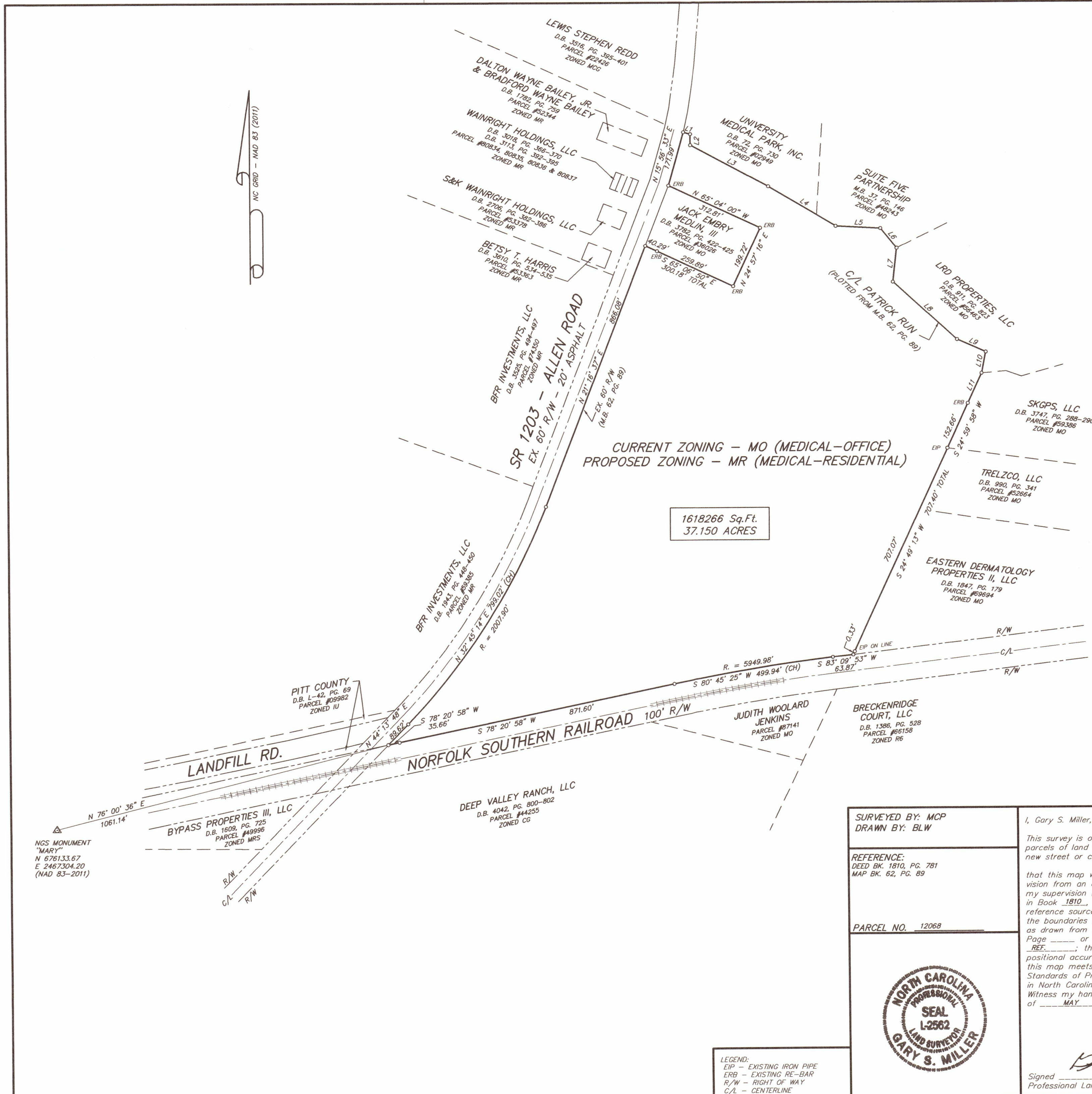
July 9th, 2021

0 0.04 0.07 0.15 Miles





VICINITY MAP 1" = 1,000'



CURRENT ZONING - MO (MEDICAL-OFFICE)
 PROPOSED ZONING - MR (MEDICAL-RESIDENTIAL)

1618266 Sq.Ft.
 37.150 ACRES

Line	Bearing	Distance
L1	S 74° 07' 52" E	22.35'
L2	S 0° 15' 38" W	34.04'
L3	S 61° 53' 51" E	273.14'
L4	S 59° 21' 54" E	242.59'
L5	S 86° 59' 22" E	138.68'
L6	S 39° 11' 22" E	79.30'
L7	S 6° 35' 09" W	105.82'
L8	S 47° 48' 51" E	267.16'
L9	S 66° 09' 51" E	96.88'
L10	S 11° 23' 09" W	66.95'
L11	S 24° 51' 07" W	102.73'

NOTES:
 1. NO POINTS FOUND OR SET UNLESS OTHERWISE NOTED.

NGS MONUMENT "MARY"
 N 67°51'33.67"
 E 2467'304.20"
 (NAD 83-2011)

SURVEYED BY: MCP
 DRAWN BY: BLW

REFERENCE:
 DEED BK. 1810, PG. 781
 MAP BK. 62, PG. 89

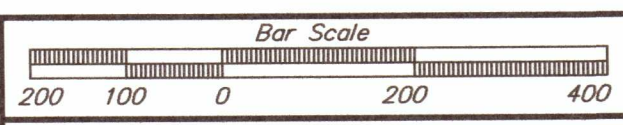
PARCEL NO. 12068



LEGEND:
 EIP - EXISTING IRON PIPE
 ERB - EXISTING RE-BAR
 R/W - RIGHT OF WAY
 C/L - CENTERLINE

I, Gary S. Miller, certify to the following:
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1810, Page 781 or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book _____, Page _____ or other reference source SEE REF. _____; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 Witness my hand and seal this 10th day of MAY, 2021.

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



REZONING MAP FOR
 CHERRY CONSTRUCTION COMPANY, INC.

TAX PARCEL # 12068
 GREENVILLE TOWNSHIP
 PITT COUNTY
 NORTH CAROLINA
 SCALE: 1" = 200'
 MAY 10, 2021

WO 21097 FB -
GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1803 South Charles Blvd. Greenville, N.C. 27858
 Phone (252)756-7878 Fax (252)756-0785 License # C-0225

EXISTING ZONING	
MO (MEDICAL-OFFICE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential	
l.	Group care facility
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
n.	Auditorium
r.	Art gallery
u.	Art studio including art and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers not exceeding 80 feet in height
y(4).	Distributed Antenna System (See also 9-4-103 (Q))
ee.	Hospital
ii.	Wellness center, indoor and outdoor facilities
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
s.	Book or card store, news stand
w.	Florist
(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	
MO (MEDICAL-OFFICE) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
j.	College and other institutions of higher learning
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
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)
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
jj.	Health services not otherwise listed
ll(1).	Dry cleaners; household users; drop-off/pick-up station only
(9) Repair- None	
(10) Retail Trade	
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
f.	Office and school supply, equipment sales
h.	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
t.	Hobby or craft shop
(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	
MR (MEDICAL-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)
	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)
	y(4) Distributed Antenna System (See also 9-4-103 (Q))
(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	
MR (MEDICAL-RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	l. Group care facility
	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
(4) Governmental	

a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
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
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	
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding 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
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
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
(12) Construction	
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

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: 08/12/2021

Title of Item:

Ordinance requested by Bill Clark Homes of Greenville, LLC to amend the Future Land Use and Character Map for a total of 98.91 acres for the properties located along the northern right-of-way of Highway 33 East and adjacent to Rolling Meadows Subdivision as follows: TRACT 1 (13.11 acres) from: Traditional Neighborhood, Low-Medium (TNLM) - Greenville's Jurisdiction to: Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction; TRACT 2 (9.62 acres) from: Rural-Residential (RR) - Simpson's Jurisdiction to: Potential Conservation/Open Space (PCOS) - Greenville's Jurisdiction; TRACT 3 (69.78 acres) from: Rural-Residential (RR) - Simpson's Jurisdiction to: Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction; TRACT 4 (6.4 acres) from Commercial (C) - Simpson's Jurisdiction to: Commercial (C) - Greenville's Jurisdiction

Explanation:

Below is a breakout of the request

	FROM	TO	ACRES
TRACT 1	Traditional Neighborhood, Low-Medium (TNLM) - Greenville's Jurisdiction	Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction	13.11
TRACT 2	Rural-Residential (RR) - Simpson's Jurisdiction	Potential Conservation/Open Space (PCOS) - Greenville's Jurisdiction	9.62
TRACT 3	Rural-Residential (RR) - Simpson's Jurisdiction	Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction	69.78
TRACT 4	Commercial (C) - Simpson's Jurisdiction	Commercial (C) - Greenville's Jurisdiction	6.4
		TOTAL	98.91

Comprehensive Plan:

Currently, these properties are located in the Town of Simpson's extra-territorial jurisdiction (ETJ) and Pitt County's Jurisdiction. The property owner intends to submit a voluntary annexation petition and rezoning application to the City of Greenville in order to get sanitary sewer service. When property is rezoned, staff relies on the Future Land Use and Character Map as a basis for staff's opinion. Therefore, this is a request to amend the City's Future Land Use and Character Map to designate a future land use for the subject property.

Current Land Use Category

Commercial (Simpson)

The Simpson Land Use Plan describes this land use category as containing the following uses: commercial, office and public/institutional, and light industrial.

Rural Residential (Simpson)

The Simpson Land Use Plan describes this land use category as containing the following uses: low-density residential; agriculture; forestry; churches; very limited commercial, office, recreational or and public/institutional.

Traditional Neighborhood, Low-Medium (Greenville)

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. 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
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale institutional/civic (churches and school)

Proposed Land Use Category:

Commercial (Greenville)

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

Intent:

- Provide connectivity to nearby uses (paths, streets)

Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings

- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on the possible uses permitted for the requested land use classification, the proposed land use classification could generate 7,141 trips to and from the site on NC Highway 33, which is a net increase of 2,356 additional trips per day along Dickinson Avenue. A traffic impact analysis will be required to determine what measures are needed to mitigate traffic.

Density:

Tract 1: 13.11 acres

Under the current category (TNLM – low-medium density residential), the site could accommodate 44 single-family lots.

Under the current category (TNMH – medium-high density residential), the site could accommodate 66 single-family lots.

Tract 2: 9.62 acres

Under the current category (RR – Simpson’s Jurisdiction), the site could accommodate 14 single-family lots.

Under the current category (PCOS – Potential Conservation/Open Space), the site could be used as density for the balance of the parcel that is requested for TNMH. As such, it would yield 42 single-family lots.

Tract 3: 69.78 acres

Under the current category (RR – Simpson’s Jurisdiction), the site could accommodate 130 single-family lots.

Under the current category (TNMH – medium-high density residential), the site could accommodate 325 single-family lots.

Tract 4: 6.40 acres

Under the current category (C - commercial – Simpson’s Jurisdiction), the site could accommodate 54,000+/- square feet of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 1,500 sq. ft., office - 2,000 sq. ft., and mini-storage – 41,000 sq. ft.

Under the proposed category (C - commercial – Greenville’s Jurisdiction), the site could accommodate 58,000+/- square feet of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food [no drive-thru] - 1,500 sq. ft., office - 2,000 sq. ft., and mini-storage – 45,000 sq. ft.

The anticipated build-out is within 5-7 years.

History:

On September 8, 2016, the City Council adopted Horizons 2026: Greenville’s Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville’s Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations

and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, and public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands; Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input, and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities

8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development
2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses.

A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016 the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee.

Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public engagement and input from all interested parties.

Staff recommends approval of the request.

The Planning and Zoning Commission voted unanimously to approve the request at its July 20, 2021 meeting.

ATTACHMENTS

-  [Ordinance_FLUP_Bill_Clark_Homes.pdf](#)
-  [MIN-BILL_CLARK_FLUP.pdf](#)

-  [Bill Clark Homes APO map.pdf](#)
-  [Bill Clark traffic.pdf](#)

ORDINANCE NO. 21-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, 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 12th day of August, 2021, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

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

Section 1. The Future Land Use and Character Map is hereby amended by designating Tract 1 from Traditional Neighborhood, Low-Medium (TNLM) - Greenville's Jurisdiction to Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction for 13.11 acres located adjacent to Rolling Meadows Subdivision and 1,720+/- feet south of the Tar River.

GENERAL DESCRIPTION:

Beginning at a point in the eastern line of Lot 1, Block B, Rolling Meadows, Section I as recorded in Map Book 33, Pages 101-101A, said point being the northwest corner of Lot 7, Greene River Farms, Section 1 as recorded in Map Book 49, Page 40 of the Pitt County Registry, Thence leaving Lot 7, Greene River Farms, Section 1 and following the eastern boundary of Rolling Meadows, Section I N 13-00-00E – 946.33' to the northeast corner of Lot 9, Block B, Rolling Meadows, Section I, thence leaving Lot 9 and following the boundary of Revision of Rolling Meadows, Section II as recorded in Map Book 34, Page 116 of the Pitt County Registry the following calls: S71-49-41E – 467.91', thence S39-38-38E – 277.21', thence N07-58-09E – 1377.12' to the northeast corner of Lot 8, Block D, Revision of Rolling Meadows, Section II, The True Point of Beginning.

Thence from The True Point of Beginning, along the northern boundary of Revision of Rolling Meadows, Section II N46-32-17W – 316.97' to a point in the northern line of Lot 10, Block D, Rolling Meadows, Section II, thence leaving the Rolling Meadows boundary, crossing a small portion of PN 22739 and then following the eastern line of the Dan Roger Hardee property as recorded in Deed Book 664, Page 528 (PN 56537), N18-37-08E – 394.65', thence through the lands of Dan Roger Hardee the following calls: N64-35-52W – 106.49', thence S48-15-49W – 122.91, thence N63-36-12W – 361.39' to the common line of Dan Roger Hardee and Pitt County Farms, LLC (Deed Book 2849, Page 32, PN 09796), thence along their common line S19-27-10W – 139.56', thence with a line through the lands of Pitt County Farms, LLC and along an existing path the following calls: S60-57-13W – 43.63', thence S87-49-45W – 27.68', thence N77-44-19W – 65.99', thence S71-52-41W – 31.98', thence N33-06-36W – 75.22', thence N56-30-02W – 108.34', thence N48-35-07W – 51.80', thence N44-12-14W – 99.22' to the eastern line of Janice P. Tomlinson (Deed Book 939, Page 167, PN 09728), thence along the eastern line of Tomlinson N19-28-35E – 455.20', thence leaving Tomlinson and crossing PN 09797 S65-49-47E – 459.24' to the southwest corner of PN 09709, thence S55-57-40E – 357.74' to the southeast corner of PN 09709, thence S71 31 00E – 459.95' to the eastern line of PN 09773, thence along the eastern line of PN 09773 and across a small portion of PN 22739 the following calls: S23-33-25W – 126.23', thence S18-17-01W – 473.76', thence S18-39-18W – 131.38' to the True Point of Beginning, containing approximately 13.11 Acres.

Section 2. The Future Land Use and Character Map is hereby amended by designating Tract 2 from Rural-Residential (RR) - Simpson's Jurisdiction to Potential Conservation/Open Space (PCOS) - Greenville's Jurisdiction for 9.62 acres located 1,100 +/- feet south of the Tar River and 715 +/- feet west of Waterview Road.

GENERAL DESCRIPTION:

Beginning at the northeast corner of Lot 8, Block D, Revision of Rolling Meadows, Section II as recorded in Map Book 34, Page 116 of the Pitt County Registry, the Point of Beginning. Thence from the Point of Beginning, leaving Lot 8, Block D, Revision of Rolling Meadows, Section II and crossing a small portion of PN 22739 N18-39-18E – 131.38' to the southeast corner of PN 09773, thence along the eastern line of PN 09773 N18-19-57E – 260.77', thence N18-13-25E – 213.00', thence N23-33-25E – 126.23' to the True Point of Beginning.

Thence from the True Point of Beginning, continuing along the eastern boundary of PN 09773 N23-33-25E – 624.83', thence crossing the lands of PN 22739 and PN 04553 S48-07-52E – 35.61', thence S64-13-17E – 699.00' to the eastern boundary of PN 04553, thence along the eastern line of PN 04553 S08-27-51W – 527.54', thence turning to the True Point of Beginning N71-31-00W – 873.07', containing approximately 9.62 Acres.

Section 3. The Future Land Use and Character Map is hereby amended by designating Tract 3 from Rural-Residential (RR) - Simpson's Jurisdiction to Traditional Neighborhood, Medium-High Density (TNMH) - Greenville's Jurisdiction for 69.78 acres located east of Rolling Meadows Subdivision and 1,915 +/- feet south of the Tar River.

GENERAL DESCRIPTION:

Beginning at a point in the eastern line of Lot 1, Block B, Rolling Meadows, Section I as recorded in Map Book 33, Pages 101-101A, said point being the northwest corner of Lot 7, Greene River Farms, Section 1 as recorded in Map Book 49, Page 40 of the Pitt County Registry, the True Point of Beginning. Thence from the True Point of Beginning, leaving Lot 7, Greene River Farms, Section 1 and following the eastern boundary of Rolling Meadows, Section I N 13-00-00E – 946.33’ to the northeast corner of Lot 9, Block B, Rolling Meadows, Section I, thence leaving Lot 9 and following the boundary of Revision of Rolling Meadows, Section II as recorded in Map Book 34, Page 116 of the Pitt County Registry the following calls: S71-49-41E – 467.91’, thence S39-38-38E – 277.21’, thence N07-58-09E – 1377.12’ to the northeast corner of Lot 8, Block D, Revision of Rolling Meadows, Section II, thence leaving the Rolling Meadows boundary, crossing a small portion of PN 22739 N18-39-18E – 131.38’ to the southeast corner of PN 09773, thence along the eastern line of PN 09773 N18-19-57E – 260.77’, thence N18-13-25E – 213.00’, thence N23-33-25E – 126.23’, thence crossing PN 22739 and PN 04553 S71-31-00E – 873.07’ to the eastern line of PN 04553, thence along the eastern line of PN 04553 S08-27-51W – 2145.76’ to a point, thence leaving the eastern line of PN 04553 S71-50-52W – 831.20’ to the northwest corner of Lot 2, Greene River Farms, Section 1 as recorded in Map Book 49, Page 40, thence crossing a small strip of PN 22739 S75-31-22W – 60.20’ to the northeast corner of the Linda L. Tripp property (Deed Book 476, Page 740, Deed Book 727, Page 120, PN 29086), thence with the Tripp line S89-23-01W – 219.51’ to the northeast corner of Lot 3, Greene River Farms, Section 1 (Map Book 49, Page 40), thence along the northern line of Greene River Farms, Section 1 N85-15-24W – 713.36’ to the northwest corner of Lot 7, Greene River Farms, Section 1, the True Point of Beginning, containing approximately 69.78 Acres.

Section 4. The Future Land Use and Character Map is hereby amended by designating Tract 4 from Commercial (C) - Simpson’s Jurisdiction to Commercial (C) - Greenville’s Jurisdiction for 6.4 acres located along the northern right-of-way of Highway 33 East and 1,150+/- feet east of Farmingwood Road.

GENERAL DESCRIPTION:

Beginning at a point in the eastern line of Lot 1, Block B, Rolling Meadows, Section I as recorded in Map Book 33, Pages 101-101A, said point being the northwest corner of Lot 7, Greene River Farms, Section 1 as recorded in Map Book 49, Page 40 of the Pitt County Registry, the Point of Beginning. Thence from the Point of Beginning, following the northern line of Greene River Farms, Section 1 S85-15-24E – 713.36’ to the northwest corner of the Linda L. Tripp property (Deed Book 476, Page 740, Deed Book 727, Page 120, PN 29086), thence with the Tripp line N89-23-01E – 219.51’ to the northeast corner of the Tripp property, the True Point of Beginning.

Thence from the True Point of Beginning, crossing PN 22739 N75-31-22E – 60.20’ to the northwest corner of Lot 2, Greene River Farms, Section I as recorded in Map Book 49, Page 40, thence along the northern line of Greene River Farms, Section I N71-50-52E – 831.20’ to the western line of Storage Unlimited of Greenville, LLC (Deed Book 3569, Page 371, PN 83956) and Eddie D. Williams (Deed Book 1662, Page 497, PN 08701), thence with their western line S08-27-51W – 431.90’ to the northern right-of-way of NC Highway 33 (98.425’ right-of-way), thence along the right-of-way of NC Highway 33 with a curve to the right having a radius of 1453.41’ and a chord bearing of S77-15-59W – 78.07’, thence S78-48-19W – 669.25’ to the

southeast corner of the Linda L. Tripp property (Deed Book 476, Page 740, Deed Book 727, Page 120, PN 29086), thence leaving the northern right-of-way of NC Highway 33 and following the Tripp line N09-48-10W – 304.78’ to the True Point of Beginning, containing approximately 6.4 Acres.

Section 5. That the Director of Planning and Development Services is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

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

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

ADOPTED this 12th day of August, 2021.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

Doc. # 1150544

Excerpt from the draft Planning & Zoning Commission Minutes (7/20/21)

Land Use Plan Map Amendment

ORDINANCE REQUESTED BY BILL CLARK HOMES OF GREENVILLE, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR A TOTAL OF 98.91 ACRES FOR THE PROPERTIES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF HIGHWAY 33 EAST AND ADJACENT TO ROLLING MEADOWS SUBDIVISION AS FOLLOWS: TRACT 1 (13.11 ACRES) FROM: TRADITIONAL NEIGHBORHOOD, LOW-MEDIUM (TNLM) - GREENVILLE'S JURISDICTION TO: TRADITIONAL NEIGHBORHOOD, MEDIUM-HIGH DENSITY (TNMH) - GREENVILLE'S JURISDICTION; TRACT 2 (9.62 ACRES) FROM: RURAL-RESIDENTIAL (RR) - SIMPSON'S JURISDICTION TO: POTENTIAL CONSERVATION/OPEN SPACE (PCOS) - GREENVILLE'S JURISDICTION; TRACT 3 (69.78 ACRES) FROM: RURAL-RESIDENTIAL (RR) - SIMPSON'S JURISDICTION TO: TRADITIONAL NEIGHBORHOOD, MEDIUM-HIGH DENSITY (TNMH) - GREENVILLE'S JURISDICTION; TRACT 4 (6.4 ACRES) FROM COMMERCIAL (C) - SIMPSON'S JURISDICTION TO: COMMERCIAL (C) - GREENVILLE'S JURISDICTION.

Chantae Gooby presented for staff. The property is located on the eastern edge of the city and outside of the City's Jurisdiction. The request is in preparation for annexing into the city and it requesting city zoning. The property currently has two different zonings: tracts 1, 2, and 3 are zoned residential and tract 4 is zoned commercial. The request for Tracts 1 and 3 are tradition neighborhood, medium to high density, which could yield 391 single-family lots. The request for Tract 2 is potential conservation and open space which can be used for density purposes and could yield 42 single-family units. The request for Tract 4 is commercial, which could 58,000 +/- square feet of commercial space. This request is being made so the properties can be developed with sewer and to do so, the properties have to be annexed into the city. Before properties can be annexed into the city, they have to have city zoning. In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee.

Mr. Robinson opened the public hearing.

Landon Weaver, representative of the applicant, spoke in favor. He stated they are envisioning a single-family project and it is in character with the surrounding communities. They are wanting to keep the front portion commercial and transitioning to the medium to high density residential moving back towards the river.

Wayne Alston spoke in opposition. He is concerned about increased flooding in the area and how it will affect his septic system. He lives adjacent to tract 3.

Mr. Weaver stated the sewer would be brought to the neighborhood through a stub during construction. He stated they wouldn't go into his neighborhood. Also as they build streets and catch basins, some of the water will be intercepted before reaching Mr. Alston's property.

Reginald Gardner spoke in opposition. He stated his concern is with the increase of traffic and the safety of exiting onto Highway 33.

Mr. Robinson closed the public hearing.

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 5 to 2. Voting in favor: Parker, Brock, West, Guth and Thomas. Voting in opposition: Maxwell and Faison.

Bill Clark Homes

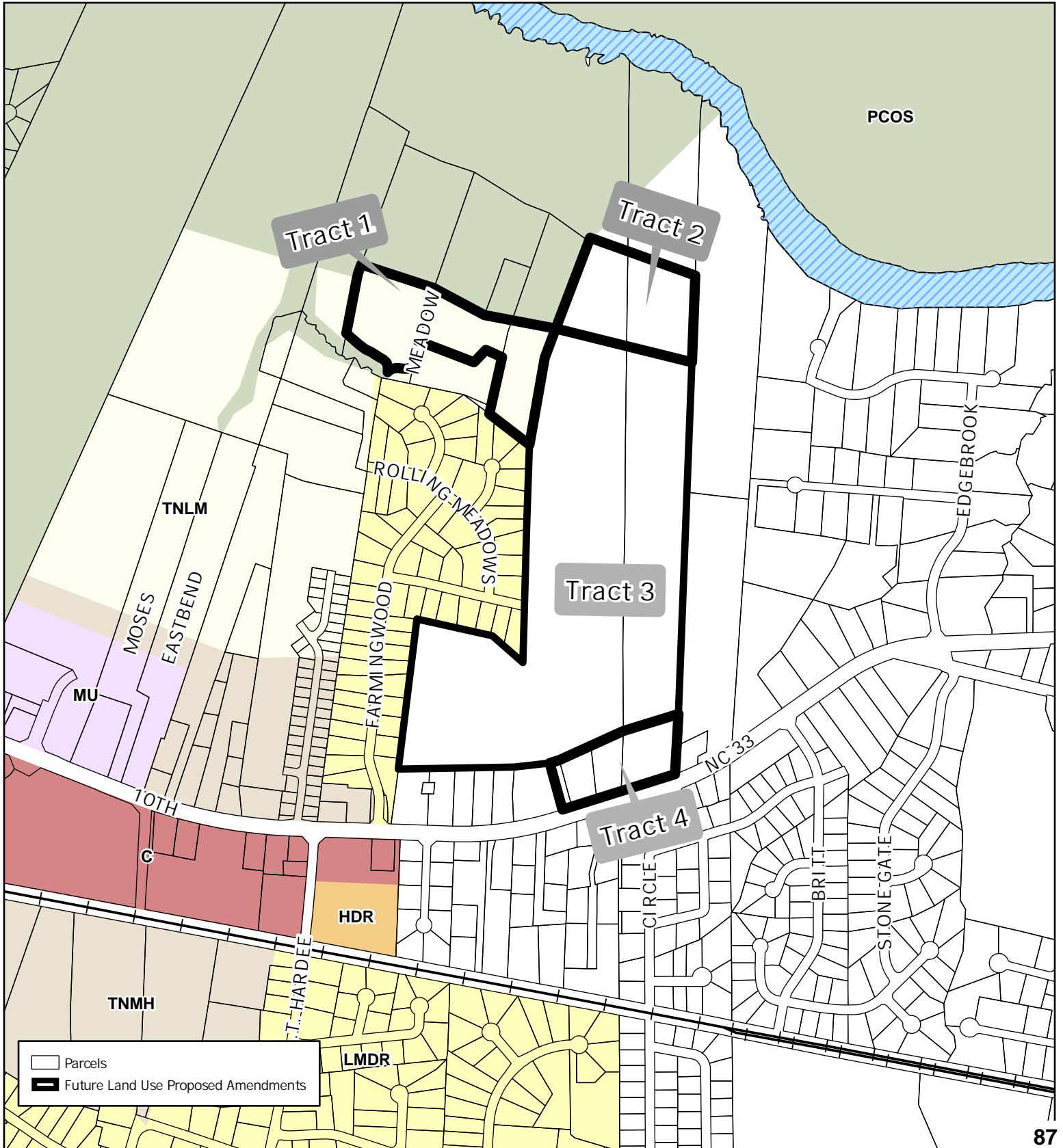
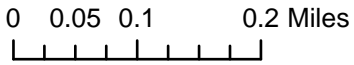
Tract 1
From: TNLM
To: TNMH
Acres: 13.11

Tract 2
From: RR- Simpson's
Jurisdiction
To: PCOS
Acres: 9.62

Tract 3
From: RR- Simpson's
Jurisdiction
To: TNMH
Acres: 69.78

Tract 4
From: C - Simpson's
Jurisdiction
To: C
Acres: 6.4

Total Acres: 98.91
July 9th, 2021



LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 21-01

Applicant: Bill Clark Homes of Greenville, LLC

Property Information

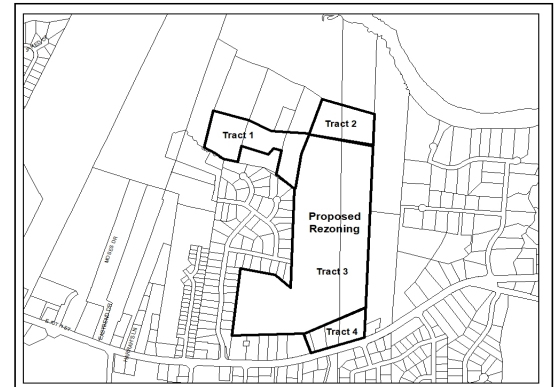
Current Land Use:
 Tract 1: TNLM - low-medium density residential
 Tract 2: RR - Simpson's Jurisdiction
 Tract 3: RR - Simpson's Jurisdiction
 Tract 4: C - commercial - Simpson's Jurisdiction

Proposed Land Use:
 Tract 1: TNMH - medium-high density residential
 Tract 2: PCOS - Potential Conservation/Open Space
 Tract 3: TNML - medium-high density residential
 Tract 4: C - commercial - Greenville's jurisdiction

Current Acreage: 105 gross acres

Location: NC Highway 33 (E. 10th St), east of Portertown Road

Points of Access: NC Highway 33 (E. 10th St)



Location Map

Transportation Background Information

1.) NC Highway 33- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lanes curb & gutter	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	50	
Current ADT:	19,900 (*)	
Design ADT:	32,200 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) 2018 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an 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 Land Use: 4,785** -vehicle trips/day (*)**Proposed Land Use: 7,141** -vehicle trips/day (*)**Estimated Net Change: increase of 2356 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 land use.)

Impact on Existing Roads**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC Highway 33 are as follows:****1.) NC Highway 33, West of Site (70%): "No build" ADT of 19,900**

Estimated ADT with Proposed Land Use (full build) – 24,899

Estimated ADT with Current Land Use (full build) – 23,250**Net ADT change = 1,649 (7% increase)****2.) NC Highway 33, East of Site (30%): "No build" ADT of 19,900**

Estimated ADT with Proposed Land Use (full build) – 22,042

Estimated ADT with Current Land Use (full build) – 21,336**Net ADT change = 707 (3% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 7,141 trips to and from the site on NC Highway 33, which is a net increase of 2,356 additional trips per day. A traffic impact analysis will be required to determine what measures are needed to mitigate traffic.



City of Greenville, North Carolina

Meeting Date: 08/12/2021

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwellings located at 1407 Spruce Street, Tax Parcel #17952 (specifically Units 1401, 1403 & 1405)

Explanation: The Planning and Development Services Department for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of multiple dwelling units on one parcel which have been vacated and closed for a period of at least six months pursuant to the enforcement of the Repair, Closing, or Demolition of an Abandoned Structure Code, to repair or demolish and remove the identified dwelling unit(s) located at 1407 Spruce Street, Parcel #17952. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling(s) and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling. The reference to dwelling means "multiple dwelling units" referenced above.

Notice of violation and hearing was sent by certified mail on February 4, 2020, to the listed owner(s) and Heirs. The hearing was held on February 19, 2020. After the hearing, units were secured and closed. As of July 13, 2021, no work had been performed. Notices were posted on the dwelling.

No action beyond securing and closing has been taken to abate the structure in any form. Notices published in the Greenville, NC, newspaper on July 26, 2021 and August 2, 2021, notifying the owners and parties-in-interest of noncompliance and further notifying them that the property would be presented to Council for public hearing and consideration of an ordinance to demolish and remove the structure.

The dwelling has been vacated and closed without utilities well over 4 years.

The current Pitt County Tax Assessor's report values the property at \$49,400 (the extra feature value is \$32,900 and the land value is \$16,500).






The estimated cost to repair the three dwellings is \$150,000 (\$50,000 each).

Fiscal Note: Costs to test and abate asbestos (if present) and demolish the structure are estimated at \$6,000. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter 160D of the

North Carolina General Statutes.

Recommendation: Approve the ordinance requiring the repair or demolition and removal of the dwellings located at 1407 Spruce St. (1401, 1403, 1405 Spruce St.), tax parcel #17952.

ATTACHMENTS

-  [COG-#1149912-v1-1407_Spruce_St__Demo_Ordinance.pdf](#)
-  [TimePhoto_20210727_151108.jpg](#)
-  [TimePhoto_20210727_151216.jpg](#)
-  [TimePhoto_20210727_151343.jpg](#)
-  [TimePhoto_20210727_151140.jpg](#)

ORDINANCE NO. 21-____
ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED
AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE
ENFORCEMENT OF THE REPAIR, CLOSING OR DEMOLITION OF ABANDONED
STRUCTURE CODE TO REPAIR OR DEMOLISH
AND REMOVE THE DWELLING(S) LOCATED AT:

1407 Spruce St.
TAX PARCEL NUMBER 17952
(Specifically Units 1401, 1403 and 1405)

WHEREAS, pursuant to the enforcement of the Repair Closing or Demolition of Abandoned Structures Code contained in Article E of Chapter 1 of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Article 12 of Chapter 160D of the North Carolina General Statutes and Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

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

WHEREAS, Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, which applies to the City of Greenville, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

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

Section 1. The owner(s), Helping Hand Investment Group, LLC of the dwellings located at 1407 Spruce St., Parcel #17952 (specifically units 1401 / 1403 / 1405) in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. No building or repair permits shall be issued to the owner or representative of the owner without prior approval of the Code Enforcement Officer. Failure to comply with any approval of the Code Enforcement Officer shall result in recession of any building permit.

Section 3. The Code Enforcement Officer is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, or fails to comply with any approval by the Code Enforcement Officer in Section 2, said dwelling being located at 1407 Spruce St., Parcel #17952 (specifically units 1401 / 1403 / 1405) and owned by Helping Hand Investment Group, LLC.

Section 4. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 12 of Chapter 160D of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160D-1203(7).

Section 5. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 6. This ordinance shall become effective upon its adoption.

This the ____ day of _____, 20__.

PJ Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

Jul 27, 2021 3:11:08 PM



Jul 27, 2021 3:12:16 PM





Jul 27, 2021 3:11:40 PM





City of Greenville,
North Carolina

Meeting Date: 08/12/2021

<u>Title of Item:</u>	Discussion of creation of Juneteenth holiday and a budget for upcoming Juneteenth activities by the City
<u>Explanation:</u>	Council Member Monica Daniels requested an item be added to the City Council agenda to discuss creation of a Juneteenth holiday and also a budget for upcoming Juneteenth activities by the City.
<u>Fiscal Note:</u>	No direct cost to discuss the issue
<u>Recommendation:</u>	Discuss the issue as requested by Council Member Daniels
