



Agenda

Greenville City Council

April 14, 2022

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 - Council Member Smiley

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Chris May - Fire/Rescue Department Retiree
2. GPD Captain Kolenya "KZ" Thomas - Graduate of FBINAA National Academy Leadership Program

VII. 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.

VIII. Appointments

3. Appointments to Boards and Commissions

IX. New Business

Public Hearings

4. Ordinance to annex Lynndale East, Section V, Phase 1 involving 16.94 acres located at the current termini of Rupert and Remington Drives
5. Ordinance requested by The Covington Group, LTD to rezone 4.65 acres located between Turnbury and Smythwyck Drives and 240+/- feet east of East Arlington Boulevard from CG (General Commercial) to OR (Office-Residential [High Density Multi-family])
6. Ordinance requiring the demolition and removal of the dwelling located at 805 Vanderbilt Lane, Tax Parcel #22884
7. Resolution to Close a 20 foot Alley north of Dickinson Avenue, west of Moye Boulevard, and adjoining the southern right-of-way of CLNA Railroad

Other Items of Business

8. Resolution authorizing an application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-Through Grant to perform a National Register architectural survey and district nomination tentatively named the “East Fifth Street Historic District”
9. Resolution authorizing an application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-Through Grant to perform a National Register architectural survey update and nomination for additional properties in and around the College View Historic District
10. Fiscal Year 2022 Third Quarter General Fund Financial Update and Preview of the City of Greenville Fiscal Year 2022-23 Proposed Budget

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Environmental Advisory Commission, Human Relations Council, Police Community Relations Committee, 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 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: - 10 seats on the Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Affordable Housing Loan Committee, Environmental Advisory Commission, Human Relations Commission, Police Community Relations Committee, and the Youth Council.

ATTACHMENTS

 [COG-#1162497-v1-April_2022_Board_Appointments \(003\).docx](#)

Appointments to Boards and Commissions

April 2022

Affordable Housing Loan Committee

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Judy Wagner	4	1-year term	Not seeking 2 nd term	February 2022
Deborah Spencer	1	Second term	Resigned	February 2023

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
David Ames	4	Second term	Ineligible	April 2022
Robert Shaw	5	Filling unexpired term	Eligible	April 2022
Dallas Clark	4	Filling unexpired term	Eligible	April 2022

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Olive Barrett	5	Second term	Ineligible	September 2021
James Cox	4	First term	Resigned	September 2021
Mark Rasdorf	4	First term	Resigned	September 2022

Police Community Relations Committee

Council Liaison: Council Member Will Bell

Current	Reappointment	Expiration
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Name	District #	Term	Status	Date
Robert Cherry Jr. <i>(Council Member Rick Smiley)</i>	4	Filling unexpired term	Ineligible	October 2021
Kevon Gainer <i>(Council Member Monica Daniels)</i>	1	Filling unexpired term	Ineligible	October 2021

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
10 spots open			

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

Applicants for Affordable Housing Loan Committee

None.

Applicants for Environmental Advisory Commission

Bill Redding
601 S. Elm St
Greenville, NC 27858

District #: 3

Application 3/17/2021

Home Phone: (252) 758-7292
Business Phone:
Email: billredding07@yahoo.com

Michael H Barnum
614 Maple St
Greenville, NC 27858

District #: 3

Application 12/11/2020

Home Phone: (252) 916-2608
Business Phone: (252) 916-2608
Email: mbarnum@suddenlink.net

Applicants for Human Relations Council

Susann Camus
1677 Scarborough Rd
Greenville, NC 27858

District #: 4

Application 3/27/2022

Home Phone: (252) 378-8468
Business Phone:
Email: certcomm@mac.com

Tyleik Harris
4125 Kittrell Farms Dr
Greenville, NC 27858

District #: 4

Application 3/21/2022

Home Phone: (252) 320-2635
Business Phone: (252) 320-2635
Email: 1tylakai@gmail.com

Reginald Watson
211 Pin Oak Court
Greenville, NC 27834

District #: 5

Application 7/27/2020

Home Phone: (252) 355-3380
Business Phone: (252) 328-6684
Email: walston.tyrone@gmail.com

Applicants for Police Community Relations Committee

Sterling Stokes Ruffin Jr.
2303 Harvest Manor
Greenville, NC 27858

Application 3/22/2022

Home Phone: (252) 327-5421

Business Phone: (252) 321-3000

Email: sterlingruffin@live.com

District #: 4

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item: Ordinance to annex Lynndale East, Section V, Phase 1 involving 16.94 acres located at the current termini of Rupert and Remington Drives

Explanation: A. SCHEDULE

1. Advertising date: April 2, 2022
2. City Council public hearing date: April 14, 2022
3. Effective date: April 14, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 16.94
4. Voting District: 4
5. Township: Winterville
6. Zoning: R9S (Residential - Single-Family), R6 (Residential), OR (Office-Residential)
7. Existing land use: Vacant
8. Anticipated land use: 34 single-family lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	34 x 2.18*	74
Current minority	0	0
Estimated minority at full development	74 x 43.4%	32
Current white	0	0
Estimated white at full development	74 - 32	42

* Source: Census.gov

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 3 (0.7 miles)
12. Present tax value: \$343,150
13. Estimated tax value: \$17,000,000

Fiscal Note: The total estimated tax value at full development is \$17,000,000.

Recommendation: Approve the attached ordinance to annex Lynndale East, Section V, Phase 1

ATTACHMENTS

-  [Ordinance_-_Lynndale_S_V_P1_annexation.pdf](#)
-  [Lynndale survey.pdf](#)

ORDINANCE NO. 22-
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 14th day of April, 2022, after due notice by publication in The Daily Reflector on the 2nd day of April, 2022; 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 “Lynndale East, Section V, Phase 1”, involving 16.94 acres prepared by Rivers and Associates.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the current termini of Rupert and Remington Drives.

GENERAL DESCRIPTION:

Being a tract of land lying and being situated in Winterville Township, Pitt County, N.C., bounded on the north by Lynndale Executive Park, on the south and east by Anne Evans Brewer, David A. Evans, Jr. et-al, on the south by Lynndale East Subdivision Section 4, and on the west by Lynndale East Sections 1 and 3 and being described by metes and bounds as follows:

Beginning at an existing iron pipe located at the northwest corner of Lot 9, Block “E” of Lynndale East Subdivision, Section 4 recorded in Map Book 82 Page 136 of the Pitt County Registry. Said point also marking the common corner of Lots 27 and 28, Block “E” of Lynndale East Subdivision, Section 3 recorded in Map Book 67 Page 18 of the Pitt County Registry and being located within the City Limits of Greenville; thence with the eastern line of Lynndale East Section 3, the old City Limits line, the following six (6) calls; 1) N 07°50'52" E 162.50 feet to a

point, 2) N 00°09'29" W 89.58 feet to a point, 3) N 09°53'27" W 89.63 feet to a point, 4) N 17°24'25" W 48.81 feet to an existing iron pipe, 5) N 20°00'24" W 147.56 feet to a point, 6) N 39°30'41" W 141.55 feet to a point, said point marking the corner between Lot 33, Block "E" Lynndale East Section 3, and Lot 1 Block "E" Lynndale East Subdivision Section 1 recorded in Map Book 49 Page 119 of the Pitt County Registry; thence with the eastern line of Lynndale East section 1, Lot 1, the old City Limits, N 05°58'11" E 130.09 feet to a point on the southern right of way of Rupert Drive, the northeast corner of Lot 1; thence along the terminus right of way of Rupert Drive, the old City Limits, with a curve turning to the right with an arc length of 25.22 feet, with a radius of 250.07 feet, with a chord bearing and distance of S 81°02'10" E, 25.21 feet to a point at the terminus of the right of way of Rupert Drive; thence cornering with the old City Limits and the eastern line of Lynndale East Section 1 & terminus of Rupert Drive three (3) calls; 1) N 11°44'06" E 199.96 feet to a point, 2) N 79°30'33" W 19.62 feet to a point, 3) N 08°59'39" E 210.06 feet to a point at the northeastern end of the terminus right of way of Remington Drive; thence along said right of way of Remington Drive with a curve turning to the left with an arc length of 12.28 feet, with a radius of 660.00 feet, with a chord bearing and distance of N 81°19'43" W, 12.28 feet to a point, the intersection of Remington Drive and Cromwell Drive right of ways; thence along the right of way of Cromwell Drive, the old City Limits with a reverse curve turning to the right with an arc length of 38.34 feet, with a radius of 25.00 feet, with a chord bearing and distance of N 37°55'32" W, 34.69 feet to a point on the eastern right of way of Cromwell Drive; thence along said eastern right of way of Cromwell Drive, the old City Limits, N 06°00'36" E, 492.21 feet to a point, marking the corner of Lot 10 Lynndale Executive Park recorded in Map Book 53 Page 51 of the Pitt County Registry; thence cornering with the old City Limits, leaving the eastern right of way of Cromwell Drive, and running with the southern line of Lot 10 Lynndale Executive Park, S 86°59'08" E, 150.21 feet to a point, thence cornering and leaving the Southern line of Lot 10 Lynndale Executive Park with a new City Limits the following thirteen (13) calls, 1) S 06°00'36" W, 374.99 feet to a point; 2) S 06°02'57" W, 13.69 feet to a point; 3) with a curve turning to the right with an arc length of 752.52 feet, with a radius of 810.00 feet, with a chord bearing and distance of S 46°40'19" E, 725.75 feet to a point; 4) S 20°03'25" E, 210.41 feet to a point; 5) with a curve turning to the right with an arc length of 26.54 feet, with a radius of 1035.00 feet, with a chord bearing and distance of S 19°19'21" E, 26.54 feet to a point; 6) S 69°29'06" W, 150.10 feet to a point; 7) with a curve turning to the right with an arc length of 197.66 feet, with a radius of 885.00 feet, with a chord bearing and distance of S 11°51'46" E, 197.25 feet to a point; 8) S 83°42'56" W, 212.19 feet to a point; 9) S 08°41'10" E, 26.07 feet to a point; 10) S 01°20'33" E, 41.40 feet to a point; 11) S 00°31'06" W, 73.96 feet to a point; 12) S 00°34'53" E, 79.41 feet to a point; 13) S 07°31'13" E, 34.63 feet to a point, the northeast corner of Lot 19 Block "F" Lynndale East Subdivision, Section 4 recorded in Map Book 82 Page 136 of the Pitt County Registry; thence running along the northern line of Lynndale East Section 4, the old City Limits, S 84°57'30" W, 202.17 feet to a point at the western terminus right of way of Rupert Drive; thence along the terminus of the western right of way of Rupert Drive, with a curve turning to the left with an arc length of 8.73 feet, with a radius of 1095.78 feet, with a chord bearing and distance of S 05°16'11" E, 8.73 feet to a point, the northeast corner of Lot 9 Block "E", Lynndale Subdivision Section 4; thence continuing with the old City Limits, and along the northern line of Lot 9, S 83°54'56" W, 179.35 feet to the point of beginning, containing an area of 16.94 acres (738031.8 square feet) more or less and being a portion of those properties recorded in Deed Book 4221 Page 764, Deed Book 4221 Page 737, Deed Book 4221 Page 744, Deed Book 4221 Page 752, Deed Book 4221 Page 771, Deed Book 4221 Page 758, Deed Book 3638 Page 235, Deed Book 3638 Page 244, Deed Book 3638 Page 258, and Deed Book 3864 Page 188 to be annexed into the City of Greenville, and further shown on a map by Rivers and Associates, Inc. drawing Z-2674 dated September 16, 2021, signed on January 6, 2022, entitled Annexation Map for Lynndale East Section V, Phase I, Future Subdivision, which by reference is made a part hereof.

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 14th day of April, 2022.

ADOPTED this 14th day of April, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

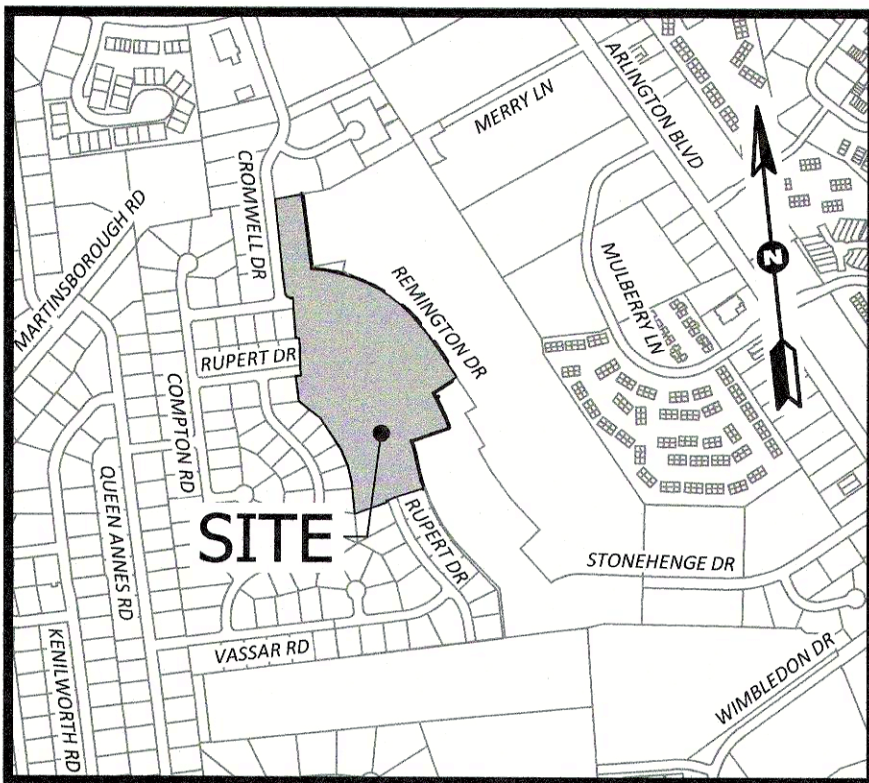
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 _____, 2022.

Notary Public

My Commission Expires: _____

1160938



VICINITY MAP SCALE: 1" = 1000'

NOTES

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON OR TO BE USED FOR SALES OR CONVEYANCE.
5. FOR CLARITY, NO EXISTING EASEMENTS OR IMPROVEMENTS ARE BEING SHOWN. REFERENCE RIVERS & ASSOCIATES DRAWING W-3192-A (REVISED 08/09/21) FOR EXISTING SITE CONDITIONS.
6. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.

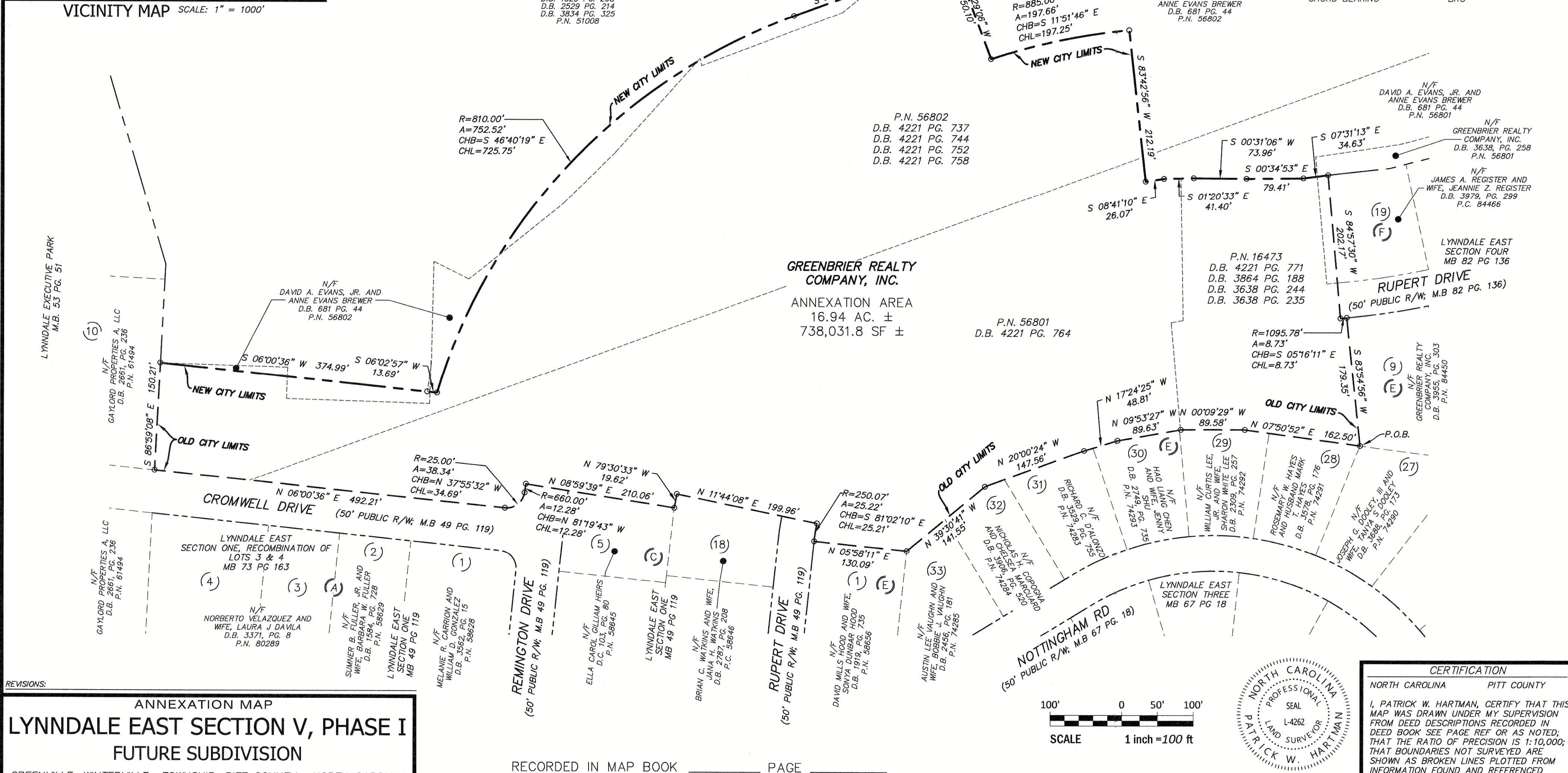
REFERENCES

D.B. 4221 PG. 764	M.B. 49 PG. 119	P.N. 56801
D.B. 4221 PG. 737	D.B. 1986, PG. 659	P.N. 16473
D.B. 4221 PG. 744	D.B. 1986, PG. 647	P.N. 56802
D.B. 4221 PG. 752	D.B. 2020, PG. 443	
D.B. 4221 PG. 771	D.B. 1986, PG. 643	
D.B. 4221 PG. 758	D.B. 2020, PG. 439	
D.B. 3638 PG. 235	D.B. 1979, PG. 617	
D.B. 3638 PG. 244	D.B. 2020, PG. 427	
D.B. 3638 PG. 258	D.B. 1979, PG. 613	
D.B. 2529, PG. 214	D.B. 2020, PG. 423	
D.B. 2005, PG. 873	D.B. 1979, PG. 609	
D.B. 2595, PG. 724	D.B. 2009, PG. 840	
D.B. 2005, PG. 870	D.B. 1979, PG. 605	
M.B. 82 PG. 136	D.B. 896, PG. 532	
M.B. 67, PG. 18	D.B. 1329, PG. 268	

LEGEND

NEW CITY LIMIT	---
OLD CITY LIMIT	---
CITY LIMIT	---
OLD DEED LINE	---
RIGHT OF WAY	---
PARCEL NUMBER	PN
MAP BOOK	M.B.
PAGE	PG.
DEED BOOK	D.B.
RIGHT OF WAY	R/W
POINT OF BEGINNING	P.O.B.
ARC	A
RADIUS	R
CHORD LENGTH	CHL
CHORD BEARING	CHB

MAP BOOK 82 PAGE 132 (2/15/2018)



REVISIONS:

ANNEXATION MAP
LYNNDALE EAST SECTION V, PHASE I
FUTURE SUBDIVISION
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER GREENBRIER REALTY COMPANY, INC.
 ADDRESS P.O. BOX 3353 GREENVILLE, NC 27836
 PHONE (252)-752-2106

Rivers & ASSOCIATES, INC.
 NC License: F-0334
 107 East Second Street
 Greenville, NC 27850
 (252) 752-4136

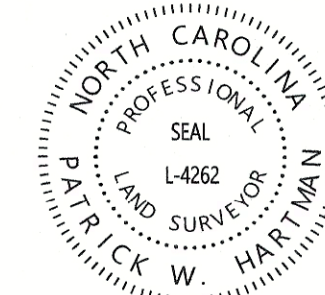
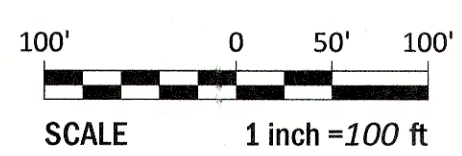
Engineers
 Planners
 Surveyors
 Landscape Architects

SURVEYED	APPROVED
N/A	JDV
DRAWN	DATE
MS	9/16/21
CHECKED	SCALE
PH	1" = 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE
	LYNNDALE EAST SECTION ONE	49	82
	LYNNDALE EAST SECTION THREE	65	8
	LYNNDALE EAST SECTION FOUR	72	116

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
 EFFECTIVE DATE _____ ORDINANCE NO. _____
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

16.94 AC.
 AREA



CERTIFICATION
 NORTH CAROLINA PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK SEE PAGE REF OR AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)(d) AS TO THE FOLLOWING THAT THIS SURVEY IS OF ANOTHER CATEGORY; BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE CITY OF GREENVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF SEPTEMBER, 2021.

PRELIMINARY
 NOT FOR RECORDATION, SALES, OR CONVEYANCES
 LICENSE NUMBER L-4262

P:\LAND\LYNNDALE EAST - SECTION 5 - 20151501\REVISED - 02/15/2018 - LYNNDALE EAST - ANNEXATION - 150111 - 24022018.03.01 AM - PATRICK W. HARTMAN



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item: Ordinance requested by The Covengton Group, LTD to rezone 4.65 acres located between Turnbury and Smythwyck Drives and 240+/- feet east of East Arlington Boulevard from CG (General Commercial) to OR (Office-Residential [High Density Multi-family])

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 1, 2022.

On-site sign(s) posted on March 1, 2022.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 29, 2022.

Public hearing legal advertisement published on April 2, 2022 and April 9, 2022.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use along East Arlington Boulevard between Turnbury and Smythwyck Drives transitioning to commercial to Charles Boulevard.

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

Commercial

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

Intent:

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

Primary uses:
Commercial (small and large format)
Office

Secondary uses:
Institutional/civic

Future Growth Framework

Activities centers depict where nodes of various intensity are distributed throughout the city. The intent of the plan is to have more intensive uses, such as commercial, to be located at focus areas. There is a community activity center shown at the intersection of Charles Boulevard (NC 43 S) and East Fire Tower Road.

Community Activity Center - Commercial or mixed use node generally providing 50,000-250,000 sq. ft. of commercial space serving an area approximately three (3) miles.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on the analysis comparing the existing zoning (6,181 daily trips) and requested rezoning, the proposed rezoning could generate approximately 439 trips to and from the site on Arlington Boulevard and Charles Boulevard, which

is a net decrease of 5,742 trips per day. Since the traffic analysis for the requested rezoning indicates that 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 1989, the property was part of a large-scale rezoning 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 Fork Swamp watershed. If stormwater rules apply, it would require 25-year detention, nitrogen and phosphorus reduction.

Surrounding Land Uses and Zoning:

North: CG - Delcor

South: CG - Covington Shoppes

East: CG - Turnbury Square Shopping Center

West: CG - Parker's BBQ and Wendy's

Density Estimates:

Under the current zoning, the site could accommodate 35,000+/- sq. ft. of commercial space consisting of fast food restaurants - 9,000 sq. ft., and a strip center containing: retail - 20,000 sq. ft. and sit-down restaurant - 6,000 sq. ft.

Under the proposed zoning, the site could accommodate 55-60 multi-family units.

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.

Therefore, staff recommends approval.

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

The Planning and Zoning Commission voted unanimously to approve the request at its March 15, 2022 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_-_Covengton_Group.pdf](#)
-  [Minutes - Covengton Group.pdf](#)
-  [The Covengtonapo.pdf](#)
-  [Covengton survey.pdf](#)
-  [List_of_uses.pdf](#)
-  [Density and Veg Charts.pdf](#)

ORDINANCE NO. 22-
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 14th day of April, 2022, 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 Preferred Growth Area;

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

Section 1. That the following described territory is rezoned CG (General Commercial) to OR (Office-Residential).

TO WIT: The Covington Group, Ltd.

LOCATION: Located between Turnbury and Smythwyck Drives and 240+/- feet east of East Arlington Boulevard.

DESCRIPTION: Beginning at an existing iron pipe located in the northern right of way of Smythwyck Drive, said point being the southeast corner of Lot 12, Block B of Covengton Downe Subdivision as recorded in Map Book 63, Page 62; thence leaving the northern right of way of Smythwyck Drive N 07-59-58 W, 430.00 feet to an existing magnetic nail located in the southern right of way line of Turnbury Drive, said point being the northeast corner of Lot 13, Block B, Covengton Downe Subdivision as recorded in Map Book 78, Page 138; thence with the southern right of way line of Turnbury Drive N 82-00-02 E, 471.06 feet to a point, said point being the northwest corner of Lot 2, Block B, Covengton Downe Subdivision as recorded in Map Book 42, Page 32; thence leaving the southern right of way of Turnbury Drive S 07-59-58 E, 430.00 feet to a point in the northern right of way line of Smythwyck Drive, said point being the southwest corner of Lot 2, Block B, Covengton Downe Subdivision as recorded in Map Book 42, Page 32; thence with northern right of way of Smythwyck Drive S 82-00-02 W, 471.06 feet to the point of beginning containing 4.65 acres more or less.

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 14th day of April, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1162020

Excerpt from the draft Planning & Zoning Commission Minutes (3/15/22)

REQUEST BY THE COVENGTON GROUP, LTD TO REZONE 4.65 ACRES LOCATED BETWEEN TURNBURY AND SMYTHWYCK DRIVES AND 240+/- FEET EAST OF EAST ARLINGTON BOULEVARD FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-HIGH DENSITY MULTI-FAMILY).

Chantae Gooby presented for staff. The property currently vacant. It is located in the Fork Swamp watershed and if stormwater rules apply, it will require 25-year detention. The property is located within the Community Activity Center at the intersection of Charles Boulevard and Fire Tower Road. This activity center is intended to serve a 3-mile area with commercial goods and services. Under the current zoning, the property could yield 35,000 square feet of commercial which could be restaurants and retail strip centers. Under the proposed zoning, it could yield 55 multi-family units or it could allow for an office use. The Future Land Use and Character Map recommends mixed use along the east side of Arlington Boulevard between Turnbury and Symthwyck Drives. The Mixed Use character is described as a place where you can work, live and shop. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval of the request.

Chairman Faison opened the public hearing.

Bryan Fagundus spoke in favor. He stated this area is designated as Mixed Use and is in compliance with the Future Land Use Plan. The traffic impact substantially decreases with the OR zoning. The request is an excellent way to promote the intent of the Mixed Use component of the Land Use Plan. By integrating the ability to have residences, there will be legitimate walkability to goods and services.

No one else spoke in favor.

No one spoke in opposition.

Chairman Faison closed the public hearing.

Mr. Maxwell stated there is a lot of traffic in this area and he would like to see more sidewalks added to make it more pedestrian-friendly.

Motion made by Mr. Collins, seconded by Mr. Overton, 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.

The Covengton Group, LTD.

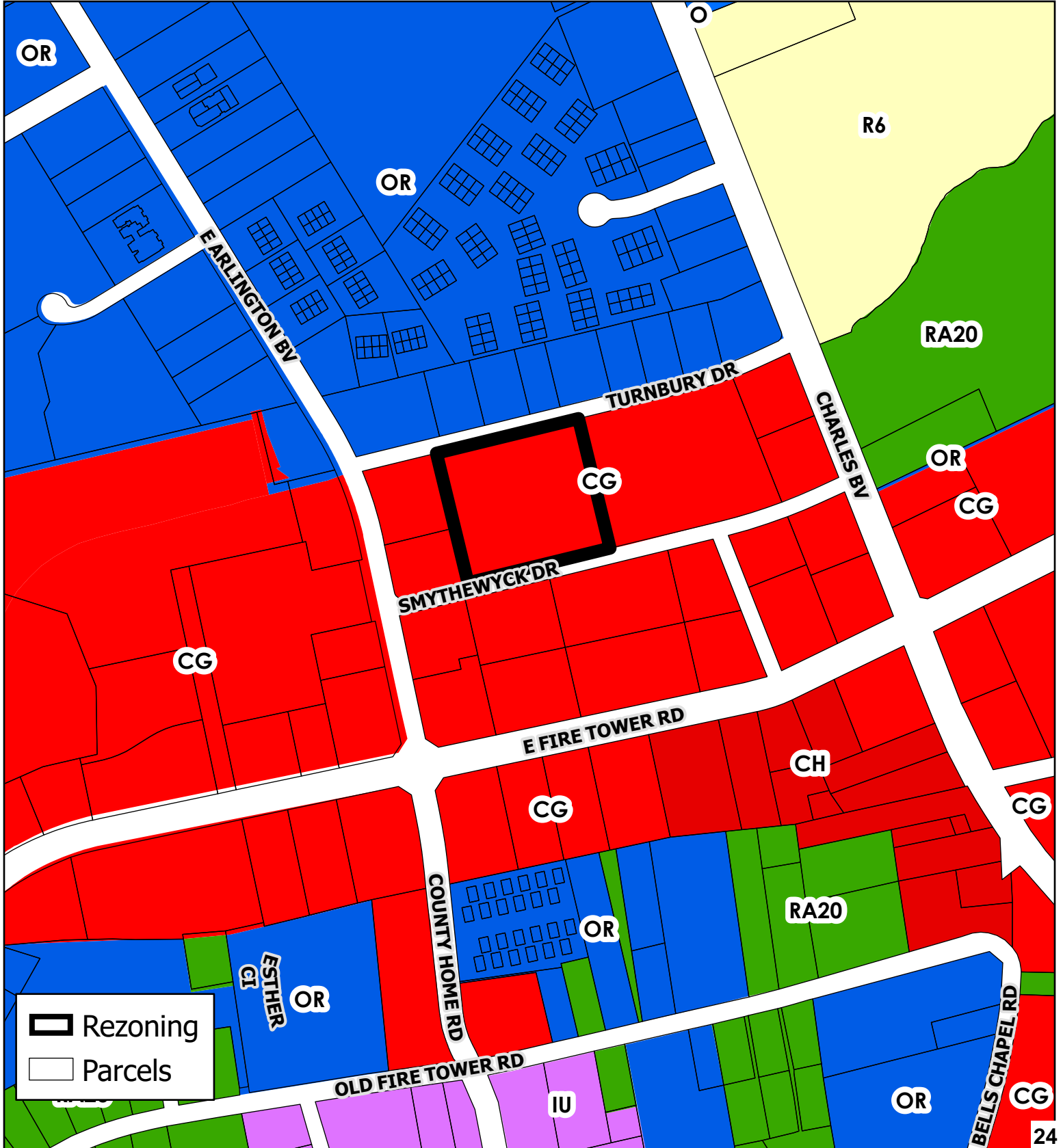
From: CG



To: OR

Acres: 4.65

March 1st, 2022

0 0.03 0.06 0.11 Miles



 Rezoning
 Parcels

N/F
 QUADRANGLE PROPERTIES III, LLC.
 D.B. 2291, PG. 797
 M.B. 59, PG. 122
 PARCEL# 66841
 ZONING: OR

OSBORNE HOLDINGS, LLC.
 D.B. 3635, PG. 498
 M.B. 49, PG. 149
 PARCEL# 58765
 ZONING: OR

N/F
 G. GIBSON MCCALL, III, AKA
 GLENN G. MCCALL, III
 D.B. 2989, PG. 702
 M.B. 50, PG. 61
 PARCEL# 59303
 ZONING: OR

N/F
 GREENVILLE PITT COUNTY
 HOME BUILDERS ASSOCIATION, INC.
 D.B. 1644, PG. 814
 M.B. 60, PG. 146
 PARCEL# 67596
 ZONING: OR

N/F
 BRS & PLU, LLC
 D.B. 2302, PG. 463
 M.B. 61, PG. 86
 PARCEL# 67862
 ZONING: OR

N/F
 CENTER COURT INVESTMENTS, LLC.
 D.B. 3305, PG. 58
 M.B. 78, PG. 139
 PARCEL# 82437
 ZONING: CG

N/F
 WILLIAM BENJAMIN REALTY, LLC.
 D.B. 3445, PG. 684
 M.B. 63, PG. 62
 PARCEL# 70312
 ZONING: CG

N/F
 TABLE ROCK REAL PROPERTY
 INVESTMENTS, LLC.
 D.B. 1368, PG. 847
 M.B. 50, PG. 146
 PARCEL# 66118
 ZONING: CG

N/F
 SMYTHEWYCK PROPERTIES, LLC.
 D.B. 3383, PG. 669
 M.B. 49, PG. 177
 PARCEL# 59669
 ZONING: CG

N/F
 THE COVENGTON GROUP, LTD.
 D.B. 194, PG. 186
 M.B. 36, PG. 8
 PARCEL# 58856
 ZONING: CG

TURNBURY DRIVE
 (50' PUBLIC R/W - 36' B/B)

N 82°00'02" E
 471.06'

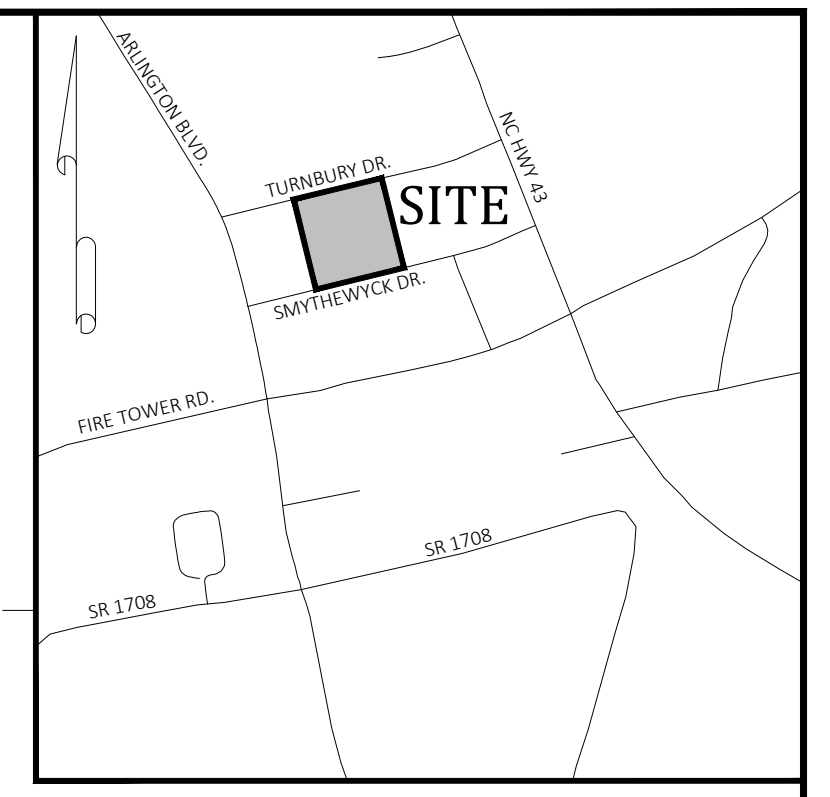
N 07°59'58" W
 430.00'

PARCEL# 04191
 EXISTING ZONING = CG
 PROPOSED ZONING = OR
 202,556 SF
 4.65± AC

S 07°59'58" E
 430.00'

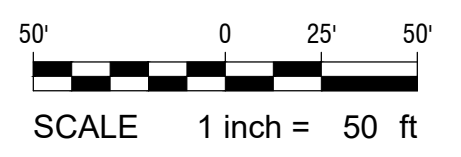
S 82°00'02" W
 471.06'

SMYTHEWYCK DRIVE
 (50' PUBLIC R/W - 36' B/B)



Vicinity Map
 SCALE: 1" = 2000'

ARLINGTON BOULEVARD
 (80' PUBLIC R/W - 60' B/B)



Notes:

1. AREA DETERMINED BY COORDINATES.
2. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.
3. BOUNDARY INFORMATION SHOWN HEREON WAS DRAWN FROM EXISTING MAPS OF RECORD REFERENCED HEREON AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY THIS FIRM.

References:

- D.B. 194, PG. 186
- M.B. 42, PG. 163

		2755-B Charles Blvd Greenville, NC 27858 252.558.0888 NC License: P-1199
REZONING MAP FOR THE COVENGTON GROUP, LTD. PITT COUNTY PARCEL NO. 04191		
CITY OF GREENVILLE, PITT COUNTY, NC		
SCALE 1" = 50'	DATE 2-15-2022	SHEET 1 of 1

C-1004

EXISTING ZONING	
CG (GENERAL COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
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
g.	Liquor store, state ABC
(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
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
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)

u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
y(4) Distributed Antenna System (See also 9-4-103 (Q))	
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Laundrette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
qq.	Pet grooming facility (see also section 9-4-103)
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (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
(13) Transportation	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CG (GENERAL COMMERCIAL) - 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	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)

j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING	
OR (OFFICE-RESIDENTIAL) - 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	
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or maternity home; major care facility
p.	Boarding or rooming house
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility

g.	Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
j.	College and other institutions of higher learning
k.	Business or trade school
n.	Auditorium
o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Recording studio
x.	Dance studio
y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
y(4) Distributed Antenna System (See also 9-4-103 (Q))	
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-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
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed

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: 04/14/2022

Title of Item: Ordinance requiring the demolition and removal of the dwelling located at 805 Vanderbilt Lane, Tax Parcel #22884

Explanation: The Planning and Development Services Department is requesting that the City Council approve an ordinance requiring the owner of a dwelling or dwelling units on one parcel to remove and demolish the dwelling(s) pursuant to the City Code Section 9-1-110 (C) (2): “ordering the Code Enforcement Coordinator or officer to cause the dwelling or dwelling unit to be removed or demolished, as provided in the original order of the Code Enforcement Coordinator or officer”. The proposed ordinance provides that the owner has 90 days to demolish and remove the dwelling(s) and if the owner fails to accomplish this within 90 days, then the City will proceed with demolishing and removing the dwelling(s).

- On December 6, 2021, Notice of Violation and Hearing was sent by certified mail to the listed owner(s), and spouses.
- On December 14, 2021, Notice of Violation and Hearing was sent by certified mail to listed owner(s).
- On December 11 and 18, 2021, in conjunction with certified mail, Notice of Violation and Hearing was published in the Greenville, NC Daily Reflector to the listed owner(s) and heirs to ensure all owners and parties in interest, specifically unknown and unnamed, received proper notice and an opportunity for hearing on the action(s) to be taken by the City for the dwelling located at 805 Vanderbilt Lane, Tax Parcel #22884.
- On January 11, 2022, the City held a hearing. No owners, parties in interest, or their agents or attorneys attended.
- On January 31, 2022, Notice of Finding of Fact and Order was sent by

certified mail to the listed owner(s), spouses.

- On February 5 and 12, 2022, in conjunction with certified mail, Notice of Finding of Fact and Order was published in the Greenville, NC Daily Reflector.
- The Order instructed the listed owner(s), heirs, and spouses to bring the dwelling into compliance with the Minimum Housing Code of the City of Greenville by repairing, altering or improving the dwelling in order to render it in compliance with the minimum standards or by demolishing and removing the structure by a date no later than March 16, 2022.
- The dwelling(s) has/have been vacated and closed without utilities for over 2 years due to structure fire.
- The current Pitt County Tax Assessor's report values the property at \$5,115 (Building value is listed as \$165, Extra features value of \$0, and the land value is \$4,950 for a total tax value of \$5,115).
- The estimated cost to repair the main dwellings is \$90,553.90.
- Complicated title search issues have delayed the demolition action on this property.

Fiscal Note:

Costs to test and abate asbestos (if present) and demolish the structure are estimated at \$6,500.

The cost of 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.

If the dwelling is removed or demolished by the public officer, the local government shall sell the materials of the dwelling, and any personal property, fixtures, or appurtenances found in or attached to the dwelling, and shall credit the proceeds of the sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the superior court by the public officer, shall be secured in a manner directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the

court.

Recommendation: Staff recommends that City Council approve the ordinance requiring the demolition and removal of the dwelling located at 805 Vanderbilt Lane, Tax Parcel #22884

ATTACHMENTS

-  [1158328 - 805 Vanderbilt Ln. Demo Ordinance - 1 - COG.DOCX](#)
-  [805 Vanderbilt #5.jpg](#)
-  [805 Vanderbilt #7.jpg](#)
-  [805 Vanderbilt #10.jpg](#)

ORDINANCE NO. 22-

ORDINANCE REQUIRING THE DEMOLITION AND REMOVAL OF THE DWELLING
LOCATED AT:
805 VANDERBILT LN, TAX PARCEL NUMBER 22884
(CODE CASE CEMH-2021-00121)

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Title 9, Chapter 1, Article F 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 (G.S.), the owner of the dwelling described below has failed to comply with an Order to either (i) repair, alter, or improve the dwelling to bring it into compliance with the minimum standards established by the Minimum Housing Code or (ii) demolish and remove the dwelling;

WHEREAS, the City Council of the City of Greenville does hereby find and determine that the owner of the dwelling described below has been given a reasonable opportunity to bring the dwelling in conformity with the minimum standards established by the Minimum Housing Code contained in Section 9-1-93 through 9-1-104 of the Code of the City of Greenville, North Carolina; and

WHEREAS, G. S. § 160D-1203 and Section 9-1-110 (C)(2), of the Code of the City of Greenville, North Carolina empower the City Council of the City of Greenville to enact this ordinance to authorize and direct the Code Enforcement officer to remove or demolish a dwelling when the owner has failed to comply with an Order of the Code Enforcement Officer issued pursuant to the provisions of the Minimum Housing Code;

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

Section 1. The owner(s), Dolly A. Scott, Ernest Taylor Jr., and the unknown and unnamed spouses of Dolly A. Scott and Ernest Taylor Jr. of the dwelling located at 805 Vanderbilt Ln, Tax Parcel # 22884 in the City of Greenville, North Carolina, is hereby directed and required to demolish and remove the dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Supervisor is hereby authorized and directed to proceed to demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section 1 of this ordinance within ninety (90) days, said dwelling being located at 805 Vanderbilt Lane, Greenville, North Carolina, and owned by Dolly A. Scott, Ernest Taylor Jr, and their unknown and un-named spouses.

Section 3. The cost of 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 usable material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. § 160D-1203(7).

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

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

This the 14th day of April, 2022.

PJ Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public in and for said state and county, do hereby certify that Valerie Shiuwegar personally appeared before me this day and acknowledging that she is the City Clerk of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by the Mayor, sealed with the corporate seal and attested by herself as its City Clerk.

Witness my hand and notarial seal this _____ day of _____ 2022.

Notary Public

My Commission Expires:









City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item: Resolution to Close a 20 foot Alley north of Dickinson Avenue, west of Moye Boulevard, and adjoining the southern right-of-way of CLNA Railroad

Explanation: The City received a request to close a 20 foot wide alley being north of Dickinson Avenue, west of Moye Boulevard, and adjoining the southern right of way of CLNA Railroad. Closure of this alley is being requested by the adjoining property owner, Carawan Oil Company, Inc.

The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its March 15, 2022, meeting.

City Council adopted a Resolution of Intent to Close during its March 14, 2022, meeting, setting the date for the public hearing on the regularly scheduled City Council meeting on April 14, 2022.

Pursuant to the provisions of G.S. 160A-299, a Notice of the Public Hearing was published once a week for four (4) successive weeks in The Daily Reflector, the Notice of the Public Hearing was sent by certified mail to all owners of property adjacent to the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the street section to be closed.



The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC requests a 15' electrical easement parallel to the right of way of CLNA railroad.

Fiscal Note: There is no fiscal impact in closing this non-maintained alley.

Recommendation: Hold a public hearing on the question of whether the closing would be detrimental to the public interest or the property rights of any individual. If it appears to the satisfaction of City Council after the hearing that closing this alley

is not contrary to the public interest and that no individual owning property in the vicinity of this alley in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, City Council may adopt the Resolution to Close the 20 foot wide alley.

ATTACHMENTS

-  [COG-#1162323-v1-CC_Agenda_4-14-2022_Resolution_to_close_20_Alley.pdf](#)
-  [Z-2675_20_Alley_Closing_Map_Prelim_2022-02-08.pdf](#)

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH
CAROLINA TO CLOSE AN ALLEY

WHEREAS, the City Council of the City of Greenville, at its March 14, 2022, meeting, adopted a resolution declaring its intent to close a 20 foot wide alley being north of Dickinson Avenue, west of Moye Boulevard, and adjoining the southern right of way of CLNA Railroad; and

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a public hearing will be held during the April 14, 2022, City Council Meeting on the question of closing said alley; and

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining said street section, as shown on the County tax records, and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said alley; and

WHEREAS, a hearing was conducted on the 14th day of April, 2022, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of said alley is not contrary to the public interest, and that no individual owning property in the vicinity of said alley or in the subdivision in which the alleyt is located would thereby be deprived of reasonable means of ingress and egress to their property;

IT IS NOW THEREFORE ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for alley purposes is released in accordance with the provisions of G.S. 160A-299:

Location: Being that certain tract or parcel of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina and being north of Dickinson Avenue, west of Moye Boulevard, and adjoining the southern right of way of CLNA Railroad.

Description: Beginning at an existing iron #4 rebar, marking the intersection of closed western right of way of Line Avenue and the southern right of way of CLNA Railroad (formerly Norfolk Southern Railroad), thence from the POINT OF BEGINNING with the western closed right of way of Line Avenue, S 26°09'34" E - 21.19 feet to a point, witnessed by a disturbed #4 rebar, said point marking the northeastern corner of the Carawan Oil Company, Inc. property recorded in Deed Book M-44 Page 553; thence cornering with the northern line of the aforementioned Carawan Oil Company, Inc. property recorded in Deed Book M-44 Page 553 and Deed Book W-53 Page 8, S 83°08'16" W 308.87 feet to an existing 1.25" existing open pipe; said point being located in the easterly line of the Carawan Oil Company, Inc. property recorded in Deed Book X-53 Page 789; thence cornering with the aforementioned eastern line of the Carawan Oil Company property N 35°44'28" W 22.84 feet to a point in the southern right of way of CLNA Railroad (formerly Norfolk Southern Railroad); thence with the CLNA Railroad right of way N 83°08'16" E 312.90 feet to the POINT OF BEGINNING; having an area of 0.14 acres more or less and being that 20' Alley shown on a Street Closing Map for A 20' Alley, Rivers and Associates, Inc. drawing Z-2675, dated February 8, 2022, and incorporated herein by reference.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the alley closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the closing have a utility agreement or franchise with the City of Greenville.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the alley in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 14th day of April, 2022.

[signatures on next page]

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

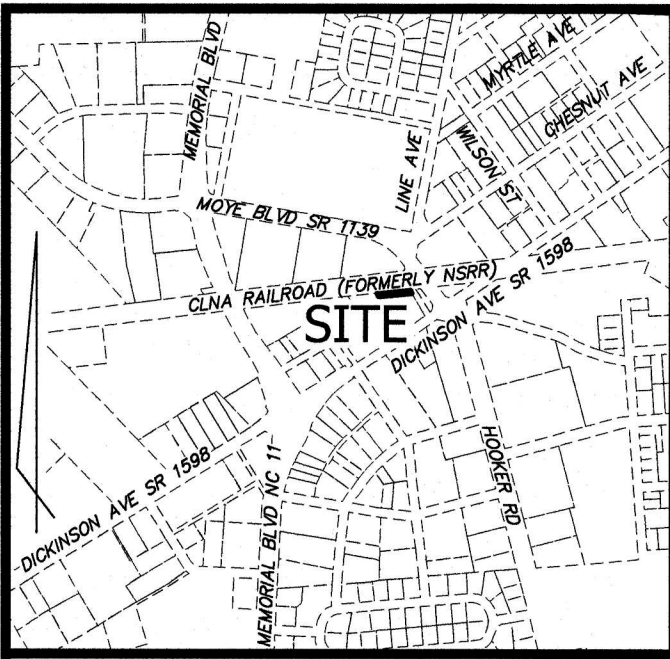
NORTH CAROLINA
PITT COUNTY

I, _____, 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 14th day of April, 2022.

Notary Public

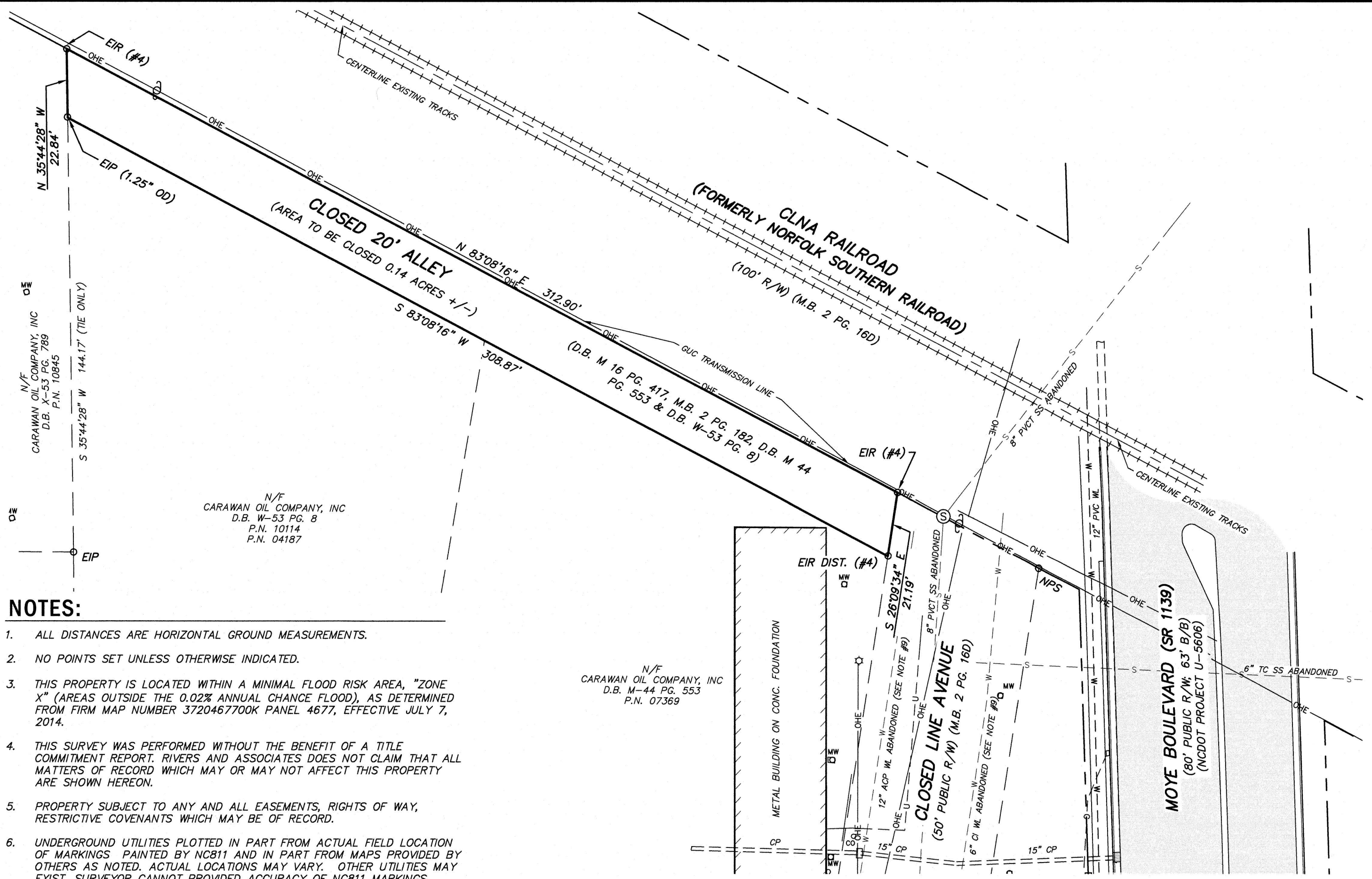
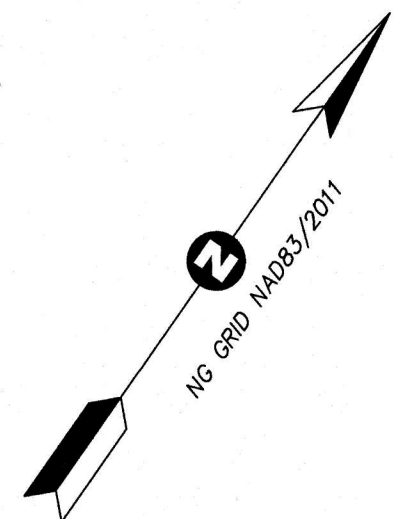
My Commission Expires: _____



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- STREET CLOSING BOUNDARY
- - - RIGHT OF WAY (R/W)
- - - PITT COUNTY GIS PARCEL LINES
- W - WATER LINE
- - - ABANDONED WATER LINE
- S - ABANDONED SANITARY SEWER LINE
- OHE - OVERHEAD ELECTRIC LINE
- U - UNKNOWN UTILITY INDICATED ON PLAN U-5606
- C - UNDERGROUND COMMUNICATION LINE
- - - STORM DRAINAGE PIPE
- - - BUILDING
- - - RAILROAD TRACK
- UTILITY POLE
- ☆ LIGHT POLE
- CLEAN OUT
- MONITORING WELL (ABANDONED)
- EIP (#OD) ○ EXISTING IRON PIPE - OUTSIDE DIAMETER
- EIR ○ EXISTING IRON ROD
- (#4) REBAR SIZE NUMBER
- ⊙ SANITARY SEWER MANHOLE
- ▣ CATCH BASIN
- DI DRAINAGE INLET
- N/F NOW OR FORMERLY
- P.N. PARCEL NUMBER
- D.B. DEED BOOK
- M.B. MAP BOOK
- PG. PAGE
- CONC. CONCRETE
- B/B BACK TO BACK (CURB)
- ASPHALT



NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. NO POINTS SET UNLESS OTHERWISE INDICATED.
3. THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720467700K PANEL 4677, EFFECTIVE JULY 7, 2014.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
5. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
6. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF MARKINGS PAINTED BY NC811 AND IN PART FROM MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDE ACCURACY OF NC811 MARKINGS. CONTRACTOR SHOULD CONTACT NC811 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. REFERENCE NC811 TICKETS: NONE REQUESTED
7. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
8. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES, AND IMPERVIOUS SURFACES, SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
9. ACCORDING TO RIVERS DRAWING W-2463 (MOYE-HOOKER CONNECTOR); THESE WATER LINES WERE TO BE ABANDONED IN PLACE AFTER RELOCATION OF WATER LINE CONNECTIONS AND CONSTRUCTION OF MOYE BOULEVARD.

REVISIONS:



REFERENCES:

- P.N. 07369
- P.N. 15240
- P.N. 04187
- P.N. 10845
- D.B. M 16 PG. 417
- D.B. M 44 PG. 553
- D.B. 1247 PG. 164
- D.B. W 53 PG. 8
- M.B. 2 PG. 16D
- M.B. 2 PG. 182
- M.B. 24 PG. 15
- D.B. 3564 PG. 544
- D.B. 3524 PG. 526
- RIVERS DRAWING Z-1631

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, _____
A REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE _____

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (AS NOTED ABOVE)

PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RB/JP ON 9/2/2021-9/22/2021; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 7-200 AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR. I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF FEBRUARY, 2022.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-4262

DATE 2/8/2022

SURVEY RB/JP DRAFT PH/MS
DESIGN CHECK PWH

NC License: F-0334
Rivers
& ASSOCIATES, INC.
riversandassociates.com Since 1918

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135

STREET CLOSING MAP FOR
A 20' ALLEY
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SCALE 1" = 30'

DRAWING NO. Z-2675

SHEET 1 OF 1

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A 20' ALLEY.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

P:\LandDraw\SO\TRACT-Memorial-Dickinson-20210803\SURVEY\DWG\Z-2675_20_Alley Street Closing.dwg-Z-2675: HARTMP-8-Feb-22 @ 10:35:53 AM



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item:

Resolution authorizing an application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-Through Grant to perform a National Register architectural survey and district nomination tentatively named the “East Fifth Street Historic District”

Explanation:

The North Carolina State Historic Preservation Office (SHPO) is now accepting applications for the FY 2022 Federal Historic Preservation Fund Pass-Through Grant (HPF). Grant awards normally cover up to 60% of the total project cost. Local matching funds should cover at least 40% of the total project cost. Projects must be completed by September 8, 2023. The Historic Preservation Commission is requesting that the City apply for two separate grants. One grant is for the College View Historic District (CVHD) and surrounding properties. The second grant is for general area located between East Third Street and East Tenth Street, east of the ECU Main Campus and South Elm Street, with the eastern most edge just beyond Hilltop Street. The second grant has been submitted as a separate agenda item.

This application is for the tentatively named “East Fifth Street Historic District”. The area to be surveyed contains 58+/- acres and 170+/- properties.

These grant funds will be used to hire a consultant to perform the below activities. This project has several steps but will be performed as one project.

1. Survey the grant area and identify properties eligible for inclusion in the historic district.
2. Prepare an architectural survey listing eligible properties.
3. Prepare a National Register Historic District nomination .

Neither the City, Historic Preservation Commission or the federal government have purview over these properties or whatever property owners may do with their property. It is simply an honorary designation. However, there are federal and state tax credits, as funding allows, for eligible rehabilitation projects which benefits property owners. The tax credits are administered by SHPO.

On March 15 and 16, 2022, the City held two public interest meetings for property owners. The purpose of these meetings was to educate property owners about the impacts and benefits of a potential National Register district nomination and to provide an opportunity for property owners to offer their support of the project. Mailed notices were sent to property owners in the grant

area. A paper survey was available at the meetings and an online survey was provided for those unable to attend the meetings. This survey gave property owners the opportunity to share their opinion on the importance of historic preservation in general as well as if they would support the grant application(s). It is important to note that many owners have properties in both grant areas. Staff received 32 surveys in total.

Below are some of the responses:

"How important is historic preservation to you?"

43.75% - important,
31.25% - somewhat important
15.63% - neutral
3.25% - not very important
3.13% - not important at all

"How likely are you to support this project?"

53.13% - very likely
15.63% - somewhat likely
15.63% - neutral
6.25% - not very likely
9.38% - not very likely at all

Attached is a resolution from the Historic Preservation Commission asking City Council to fund this grant and a letter of support from the Tar River University Neighborhood Association (TRUNA).

Fiscal Note:

Total Project Cost: \$25,000. This includes a grant request of \$15,000 along with the required 40% commitment of local matching funds of \$10,000. This amount is not currently budgeted.

Recommendation:

Adopt the attached resolution approving the grant application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-through Grant.

ATTACHMENTS

- 📄 [HPF AREA 1_2022_CLG_GRANT AND ABSRACT.pdf](#)
- 📄 [CC_RESOLUTION_FOR_PASSTHROUGH_GRANT_E 5TH.pdf](#)
- 📄 [AREA 1 MAP.pdf](#)
- 📄 [V3 CC_RESOLUTION_FOR_PASSTHROUGH_GRANT_AREA_1.pdf](#)
- 📄 [HPC RESOLUTION PASS THROUGH GRANT.pdf](#)
- 📄 [TRUNA LETTER.pdf](#)



**2022 HISTORIC PRESERVATION FUND (HPF) GRANT FOR
CERTIFIED LOCAL GOVERNMENTS (CLG) APPLICATION FORM**
(Deadline 11:59 p.m. Friday, April 22, 2022)

PROJECT INFORMATION (Please type or print)

Name of project: The East 5th Street National Register Survey and National Register Nomination

Project Type:

- Archaeological Investigation
- Architectural/Archaeological survey
- National Register (NR) nomination
- Survey publication manuscript
- Architectural/engineering study. Name of NR property: _____
- Restoration/rehabilitation. Name of NR property: _____
- Educational Program
- Other (specify): _____

CLG GRANT - APPLICANT INFORMATION (CLG, or CLG commission)

Name of CLG governing board or CLG commission: City of Greenville Historic Preservation Commission

Contact person: Tony Parker Title: Planner I/HPC Liaison

Address: PO Box 7207, Greenville, NC 27835

Telephone: 252-329-4116 E-mail: TParker@greenvillenc.gov

Federal ID # _____

Only CLGs or CLG commissions may apply for CLG grants. If the CLG is applying at the request of a nonprofit or educational institution, provide the following information:

Name of nonprofit or educational institution: N/A

Contact person: N/A Title: _____

Address: _____

Telephone: _____ E-mail: _____

***Please attach the CLG commission's review comments or letter of support for this application.*

LOCAL PROJECT COORDINATOR

Person who will be the local project coordinator (in most cases this will be the CLG staff):

Name: Tony Parker Title: Planner I/HPC Liaison

Local government or organization: City of Greenville

Address: PO Box 7207, Greenville, NC 27835

Telephone: 252-329-4116 E-mail: TParker@greenvillenc.gov

COMMITMENT OF LOCAL MATCHING FUNDS

Name of donor: City of Greenville

Source of funds (e.g., general fund, private donations, foundation funds, etc): General Fund

Amount of cash: \$10,000 Other: _____ Date Available: _____

Attach list if more than one donor.

BUDGET: AN ESTIMATE OF PROJECT COSTS

Submit an itemized budget for work to be accomplished with the proposed grant project and matching funds. Matching funds should be at least forty percent of total project costs. Please contact the grants coordinator if you have a project in mind, but the local government is unable to support a forty percent match.

Budget Item:	Estimated Cost:
<u>1) East 5th Street Survey and National Register</u>	_____
<u>Nomination</u>	_____
_____	<u>\$25,000</u>

TOTAL ESTIMATED PROJECT COST \$25,000

GRANT REQUEST \$15,000 LOCAL MATCHING FUNDS \$10,000

Budget Notes:

Cash funds must be available for payment of direct costs, such as consultant/contractor fees, duplicating, and newspaper notices (for National Register historic districts with more than 50 owners). Be sure that grant funds are matched with sufficient local nonfederal cash match to meet this requirement. Funds should be available through the project completion deadline of September 8, 2023.

EQUAL OPPORTUNITY STATEMENT

*** Please attach a completed "Equal Opportunity Statement" signed by the applicant (see page 4)*

ABSTRACT OF PROPOSED PROJECT

On a separate page, briefly describe what will be accomplished with the grant and matching funds and briefly describe how the project meets the goals of North Carolina's historic preservation plan for 2013-2022 (see goals, attached). * **Please limit the abstract to three double-spaced pages.**

APPLICATION REMINDERS

- ✓ **Attach an abstract** of the proposed project and signed Equal Opportunity Statement.
- ✓ Contact Historic Preservation Office (HPO) staff for assistance in developing the project description and estimating the budget. A site visit may be needed. HPO staff contact information is listed in the Instructions.
- ✓ Applications for architectural surveys must include the estimated number of acres or square miles and estimated number of properties to be surveyed.

- ✓ Properties and districts proposed for nomination to the National Register must be on the HPO Study List and/or deemed potentially eligible by HPO staff.
- ✓ National Register historic district applications **must include a map** of the district and its estimated number of properties.
- ✓ National Register historic district nomination proposals must demonstrate local support.
- ✓ Archaeological survey project abstracts must be accompanied by a map (USGS Quad) showing the area(s) to be covered and an estimate of the acreage to be covered.
- ✓ Applications for predevelopment or development projects **must include photos** of the structure.

**** Historic Preservation Office or Office of State Archaeology staff member contacted regarding this application:**

<u>John Wood</u>	<u>2/22/2022</u>
Name of HPO/OSA Staff Contacted	DATE

CLG Applicant or Other Applicant:

<hr/>	<hr/>
SIGNATURE of local government official or officer of the Applicant	DATE

<u>Ann Wall</u>	<u>City Manager</u>
NAME	TITLE

If the applicant above is a local government or local historic preservation commission applying at the request of a non-profit organization or educational institution, an official of the nonprofit organization or educational institution must sign below:

<u>N/A</u>	<hr/>
SIGNATURE of official of nonprofit or educational institution submitting application through a local government or historic preservation commission	DATE

<u>N/A</u>	<hr/>
NAME	TITLE

**STATE HISTORIC PRESERVATION OFFICE
OFFICE OF ARCHIVES AND HISTORY
NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES**

Addendum to Grant Application

EQUAL OPPORTUNITY STATEMENT

THE NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE RECEIVES FEDERAL FUNDS FROM THE NATIONAL PARK SERVICE. REGULATIONS OF THE U.S. DEPARTMENT OF THE INTERIOR STRICTLY PROHIBIT UNLAWFUL DISCRIMINATION IN FEDERALLY ASSISTED DEPARTMENTAL PROGRAMS ON THE BASIS RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX (INCLUDING PREGNANCY AND GENDER IDENTITY), AGE, DISABILITY, SEXUAL ORIENTATION, OR GENETIC INFORMATION, OR REPRISAL FOR PROTECTED EEO ACTIVITY IN ITS FEDERALLY ASSISTED PROGRAMS. ANY PERSON WHO BELIEVES HE OR SHE HAS BEEN DISCRIMINATED AGAINST IN ANY PROGRAM, ACTIVITY, OR FACILITY OPERATED BY A RECIPIENT OF FEDERAL ASSISTANCE SHOULD CONTACT THE EQUAL OPPORTUNITY PROGRAM OFFICE, U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, 1849 C STREET, NW, MAIL STOP 7360, WASHINGTON, D.C. 20240; VISIT [HTTPS://WWW.DOI.GOV/PMB/EEO](https://www.doi.gov/pmb/eoo) OR PHONE (202) 208-5693.

CLG Applicant or Other Applicant:

_____ Signature	_____ Date
Ann Wall	City Manager

_____ Name	_____ Title
City of Greenville	

Name of local government, local historic preservation commission, nonprofit, or educational institution

Project: East 5th Street Survey and National Register Nomination

**If the applicant is a local government or local historic preservation commission applying at the request of a non-profit organization or educational institution, an official of the nonprofit organization or educational institution must sign below:

_____ Signature	_____ Date
N/A	

_____ Name	_____ Title
N/A	

Name of nonprofit or educational institution

Note: Acknowledgement of the Equal Opportunity Statement above shall accompany each application for federal funding. Receipt of this signed and dated statement will fulfill this requirement. The applicant must sign the statement; and, if the applicant is a local government or local historic preservation commission applying at the request of a nonprofit or educational institution, the nonprofit or educational institution must also sign the statement.

Project Abstract

The East 5th Street National Register Architectural Survey and National Register Nomination

The City of Greenville is a Certified Local Government (CLG). The City of Greenville has shown its commitment to being a CLG by promoting and participating in annual trainings, as well as, identifying and nominating properties to the National Register including most recently the Flanagan Wagner House, Frank Wilson Office and Water Lancaster Harrington House.

For this application, the City of Greenville proposes to hire a consultant to perform an architectural survey and a National Register nomination for the proposed East 5th Street National Register District. The area to be surveyed contains 58+/- acres and 170+/- properties. The period of significance is between 1910 and 1972. The City is also submitting a separate grant application for the College View Historic District. These areas are in close proximity of each other and many of the property owners own multiple properties in both areas.

On February 22, 2022, staff consulted with John Wood, Regional Supervisor to discuss this project. This area is shown as a potential district on the NC HPOWEB 2.0. It is listed as PT0619. Within this area, the Dr. William I. Wooten House and Grounds is located. It was designated as a Local Landmark in 1993. Also in the survey area are various other individual properties that have been identified as historic resources. Most of these structures still maintain their structural integrity and have been well maintained over the years.

On March 15 and 16, 2022, the City held two public interest meetings for both of the City's grant applications. The purpose of these meetings was to educate property owners about the impacts and benefits of a potential national register district nomination and to provide an opportunity for staff to gauge interest and support. A survey was provided to give property owners the opportunity to share their opinions on both applications. This survey was available on paper at the meetings and offered on-line. Approximately 21 people attended at least one of the meetings. Staff received a total of 32 surveys (paper and online). The survey responses seem to indicate that property owners are interested in a historic district designation.

On March 22, 2022, the Greenville Historic Preservation Commission passed a resolution in support of both of these projects. The Tar River University Neighborhood Association (TRUNA) has provided a written letter of support (attached). Both of the project areas are included within the neighborhood association geographic area. On April 14, 2022, the Greenville City Council passed a resolution in support of these applications and committed to provide 40% of the total estimated cost.

If this area is designated as a national register district, it will become Greenville's sixth National Register District. All data collected by the consultant will be integrated with the City of Greenville's GIS system and the NC HPOWEB 2.0. This information will be made available to the public which can serve as an educational tool on the historic significance of these properties.

On the City's website, there is a page dedicated to the identification and protection of Greenville's historic resources. Recently, a "storyboard" was added to this website which includes photos, location maps, and descriptions of Greenville's Local Landmarks and Historic Districts. Additionally, Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016 which includes Goal 1.5. A Valued History:

Greenville will take advantage of the legacy of its past. It will protect and enhance historic buildings and areas. Old buildings will have new life breathed into them with updated systems and interior spaces designed to serve the market. Neighborhoods will showcase their history and strengthen the connection to Greenville's past.

This project primarily fulfills the NC Historic Preservation Plan, 2013-2022 goals:

- Identification/Designation. A. Identify the state's historic resources so that they become better known and understood and are incorporated into the community, regional, and state planning.
- Advocacy: C. Help protect North Carolina's historic and archaeological resources.
- Education/Technical Services. A. Provide timely and expert assistance on matters related to historic preservation in North Carolina.

RESOLUTION NO. 2022-

RESOLUTION OF THE GREENVILLE CITY COUNCIL TO AUTHORIZE AND SUPPORT AN APPLICATION BY THE CITY OF GREENVILLE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR THE 2022 HISTORIC PRESERVATION FUND PASS-THROUGH GRANT FOR THE PROPOSED EAST 5TH STREET NATIONAL REGISTER ARCHITECTURAL SURVEY AND NATIONAL REGISTER NOMINATION

WHEREAS, the State Historic Preservation Office, an operating administration of the North Carolina Department of Natural and Cultural Resources, offers state assistance through the Historic Preservation Fund to support Certified Local Governments by providing funds for eligible projects including architectural and archaeological surveys; and

WHEREAS, the City of Greenville will adhere to all stipulations associated with the 2022 Historic Preservation Fund Pass-Through grant; and

WHEREAS, the Greenville City Council is committed to safeguarding the heritage of the City of Greenville by preserving character and integrity of historic districts and historic landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic districts or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, the proposed East 5th Street National Register District has individual properties that have been identified as historic resources and still maintain their structural integrity and have been well maintained; and

WHEREAS, the City of Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016;

WHEREAS, Horizons: Greenville's Community Plan includes the following goals and associated policies: Goal 1.5. A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks, and Areas

Policy 1.5.2 Encourage Adaptive Reuse of Historic Structures

Policy 1.5.3 Support Historic Neighborhoods;

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

1. Hereby support and endorse the application of the City of Greenville to the North Carolina Department of Natural and Cultural Resources Historic Preservation Fund Pass-Through Grant for the proposed East 5th Street National Register Architectural Survey and National Register Nomination in the amount of at least \$15,000 to cover 60% of the total project cost.

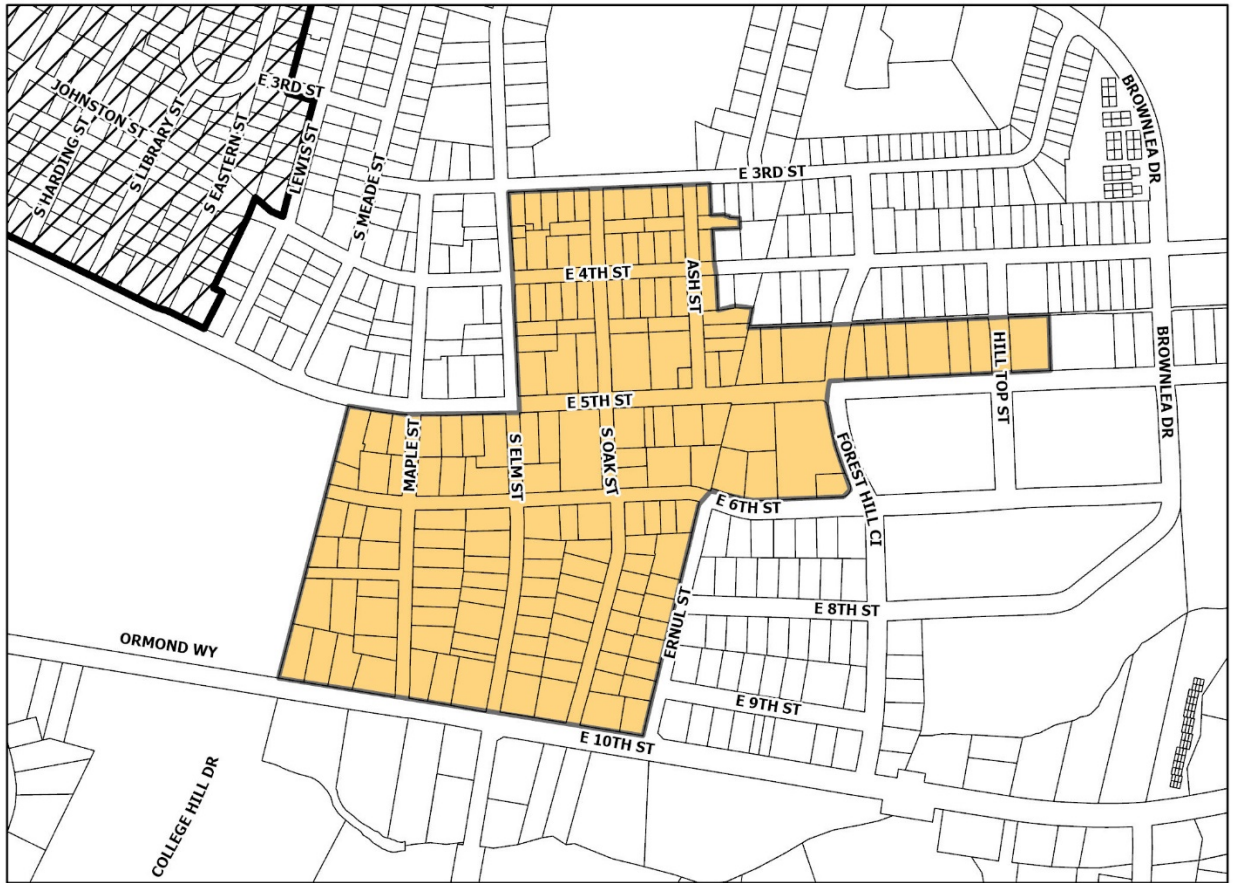
2. Direct the City Manager to execute and file applications on behalf of the City of Greenville with the North Carolina Department of Natural and Cultural Resources to aid in the completion of an architectural survey and to submit additional information as the North Carolina Department of Natural and Cultural Resources may require in connection with the application or project.

ADOPTED this the 14th day of April, 2022.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



**The East 5th Street National Register Survey
and National Register Nomination
(57.96 Acres)**

RESOLUTION NO. 2022-

RESOLUTION OF THE GREENVILLE CITY COUNCIL TO AUTHORIZE AND SUPPORT AN APPLICATION BY THE CITY OF GREENVILLE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR THE 2022 HISTORIC PRESERVATION FUND PASS-THROUGH GRANT FOR THE PROPOSED EAST 5TH STREET NATIONAL REGISTER ARCHITECTURAL SURVEY AND NATIONAL REGISTER NOMINATION

WHEREAS, the State Historic Preservation Office, an operating administration of the North Carolina Department of Natural and Cultural Resources, offers state assistance through the Historic Preservation Fund to support Certified Local Governments by providing funds for eligible projects including architectural and archaeological surveys; and

WHEREAS, the City of Greenville will adhere to all stipulations associated with the 2022 Historic Preservation Fund Pass-Through grant; and

WHEREAS, the Greenville City Council is committed to safeguarding the heritage of the City of Greenville by preserving character and integrity of historic districts and historic landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic districts or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, the proposed East 5th Street National Register District has individual properties that have been identified as historic resources and still maintain their structural integrity and have been well maintained; and

WHEREAS, the City of Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016;

WHEREAS, Horizons: Greenville's Community Plan includes the following goals and associated policies: Goal 1.5. A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks, and Areas

Policy 1.5.2 Encourage Adaptive Reuse of Historic Structures

Policy 1.5.3 Support Historic Neighborhoods;

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

1. Hereby support and endorse the application of the City of Greenville to the North Carolina Department of Natural and Cultural Resources Historic Preservation Fund Pass-Through Grant for the proposed East 5th Street National Register Architectural Survey and National Register Nomination in the amount of at least \$15,000 with a City match of \$10,000 to perform an architectural survey and nomination for a National

Register Historic District tentatively named the “East Fifth Street Historic District”.

2. Direct the City Manager to execute and file applications on behalf of the City of Greenville with the North Carolina Department of Natural and Cultural Resources to aid in the completion of an architectural survey and to submit additional information as the North Carolina Department of Natural and Cultural Resources may require in connection with the application or project.

ADOPTED this the 14th day of April, 2022.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

RESOLUTION NO. 2022-

**RESOLUTION OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION
REQUESTING THE GREENVILLE CITY COUNCIL TO AUTHORIZE AND
SUPPORT AN APPLICATION BY THE CITY OF GREENVILLE TO THE NORTH
CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR THE
2022 HISTORIC PRESERVATION FUND PASS-THROUGH GRANT**

WHEREAS, the State Historic Preservation Office, an operating administration of the North Carolina Department of Natural and Cultural Resources, offers state assistance through the Historic Preservation Fund to support Certified Local Governments by providing funds for eligible projects including architectural and archaeological surveys; and

WHEREAS, the City of Greenville will adhere to all stipulations associated with the 2022 Historic Preservation Fund Pass-Through grant; and

WHEREAS, the Historic Preservation Commission of the City of Greenville is committed to safeguarding the heritage of the City of Greenville by preserving character and integrity of historic districts and historic landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic districts or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, the Greenville Historic Preservation Commission is charged by the Greenville City Council to preserve the historic assets of Greenville; and

WHEREAS, the City of Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016;

WHEREAS, Horizons: Greenville's Community Plan includes the following goals and associated policies: Goal 1.5. A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks, and Areas

Policy 1.5.2 Encourage Adaptive Reuse of Historic Structures

Policy 1.5.3 Support Historic Neighborhoods;

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Greenville, to respectfully request the City Council of the City of Greenville, North Carolina, to:

1. Hereby support and endorse the application of the City of Greenville to the North Carolina Department of Natural and Cultural Resources Historic Preservation Fund Pass-Through Grant in the amount of at least \$33,000.
2. Direct the City Manager to execute and file applications on behalf of the City of

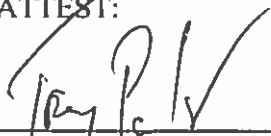
Greenville with the North Carolina Department of Natural and Cultural Resources to aid in the completion of an architectural survey and to submit additional information as the North Carolina Department of Natural and Cultural Resources may require in connection with the application or project.

ADOPTED this the 22nd day of March, 2022.



Andrew Morehead
Historic Preservation Commission Chair

ATTEST:



Tony Parker, Secretary

#1161897

March 22, 2022

City of Greenville, North Carolina
Historic Preservation Commission

Re: 2022 Historic Preservation Fund Pass-Through Grant

Dear Commission Members:

As President of the Tar River University Neighborhood Association, I am writing to you today at the direction of our neighborhood association board. At yesterday's March board meeting our board voted unanimously in support of the City's efforts to secure a Historic Preservation Fund Pass-Through Grant. Our board feel that the possibility of having properties located within our neighborhood receiving recognition from the National Register for their historic value and significance is something the Historic Preservation Commission and the City of Greenville should pursue. We feel this recognition could prove to be a win – win situation for our neighborhood and for Greenville. We, therefore, hope that you the members of the Historic Preservation Commission will vote to recommend to the City that they continue their efforts to secure a 2022 Historic Preservation Fund Pass-Through Grant.

Sincerely,

A handwritten signature in cursive script that reads "Hap Maxwell". The signature is written in black ink and is positioned below the word "Sincerely,".

Hap Maxwell, President
Tar River University Neighborhood Association



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item:

Resolution authorizing an application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-Through Grant to perform a National Register architectural survey update and nomination for additional properties in and around the College View Historic District

Explanation:

The North Carolina State Historic Preservation Office (SHPO) is now accepting applications for the FY 2022 Federal Historic Preservation Fund Pass-Through Grant (HPF). Grant awards normally cover up to 60% of the total project cost. Local matching funds should cover at least 40% of the total project cost. Projects must be completed by September 8, 2023. The Historic Preservation Commission is requesting that the City apply for two separate grants. One grant is for the College View Historic District (CVHD) and surrounding properties. The second grant is for general area located between East Third Street and East Tenth Street, east of the ECU Main Campus and South Elm Street, with the eastern most edge just beyond Hilltop Street. The second grant has been submitted as a separate agenda item.

This application is for the CVHD and surrounding properties. The grant area is generally bounded on the north along East 1st Street, to the east by South Elm Street, and to the west by the Town Creek Culvert. East 5th Street will remain the southern border. The total area to be surveyed contains 125.98 +/- acres and 269+/- properties.

These grant funds will be used to hire a consultant to perform the below activities. This project has several steps but will be performed as one project.

1. Review and update the existing architectural survey. The original architectural survey was completed in 1992 and only lists properties in the current district.
2. Review additional properties within the grant area and determine if they are eligible for inclusion in the CVHD. Since 30 years have lapsed, many properties are now eligible for inclusion in the historic district.
3. Prepare a National Register nomination to include the additional eligible properties.

Neither the City, Historic Preservation Commission or the federal government have purview over these properties or whatever property owners may do with their property. It is simply an honorary designation. However, there are federal

and state tax credits, as funding allows, for eligible rehabilitation projects which benefits property owners. The tax credits are administered by SHPO.

On March 15 and 16, 2022, the City held two public interest meetings for property owners. The purpose of these meetings was to educate property owners about the impacts and benefits of a potential National Register district nomination and to provide an opportunity for property owners to offer their support of the project. Mailed notices were sent to property owners in the grant area. A paper survey was available at the meetings and an online survey was provided for those unable to attend the meetings. This survey gave property owners the opportunity to share their opinion on the importance of historic preservation in general as well as if they would support the grant application(s). It is important to note that many owners have properties in both grant areas. Staff received 32 surveys in total.

Below are some of the responses:

"How important is historic preservation to you?"

43.75% - important,
31.25% - somewhat important
15.63% - neutral
3.25% - not very important
3.13% - not important at all

"How likely are you to support this project?"

53.13% - very likely
15.63% - somewhat likely
15.63% - neutral
6.25% - not very likely
9.38% - not very likely at all





Attached is a resolution from the Historic Preservation Commission asking City Council to fund this grant and a letter of support from the Tar River University Neighborhood Association (TRUNA).

Fiscal Note: Total Project Cost: \$30,000. This includes a grant request of \$18,000 along with the required 40% commitment of local matching funds of \$12,000. This amount is not currently budgeted.

Recommendation: Adopt the attached resolution approving the grant application to the North Carolina Department of Natural and Cultural Resources for the 2022 Historic Pass-through Grant.

ATTACHMENTS

 [CC_RESOLUTION_FOR_PASSTHROUGH_GRANT_CVHD.pdf](#)

-  [HPF AREA 2 2022 _CLG_ GRANT AND ABSTRACT.pdf](#)
-  [AREA 2 MAP.pdf](#)
-  [HPC RESOLUTION PASS THROUGH GRANT.pdf](#)
-  [TRUNA LETTER.pdf](#)

RESOLUTION NO. 2022-

RESOLUTION OF THE GREENVILLE CITY COUNCIL TO AUTHORIZE AND SUPPORT AN APPLICATION BY THE CITY OF GREENVILLE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR THE 2022 HISTORIC PRESERVATION FUND PASS-THROUGH GRANT FOR THE COLLEGE VIEW HISTORIC DISTRICT ARCHITECTURAL SURVEY UPDATE AND NATIONAL REGISTER NOMINATION

WHEREAS, the State Historic Preservation Office, an operating administration of the North Carolina Department of Natural and Cultural Resources, offers state assistance through the Historic Preservation Fund to support Certified Local Governments by providing funds for eligible projects including architectural and archaeological surveys; and

WHEREAS, the City of Greenville will adhere to all stipulations associated with the 2022 Historic Preservation Fund Pass-Through grant; and

WHEREAS, the Greenville City Council is committed to safeguarding the heritage of the City of Greenville by preserving character and integrity of historic districts and historic landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic districts or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, the original survey was conducted in 1991 and the period of significance was 1910-1941, and the new established period of significance will be between 1910 and 1972; and

WHEREAS, the project will identify the historic growth of the neighborhood and will most likely add several properties to the National Register; and

WHEREAS, the City of Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016;

WHEREAS, Horizons: Greenville's Community Plan includes the following goals and associated policies: Goal 1.5. A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks, and Areas

Policy 1.5.2 Encourage Adaptive Reuse of Historic Structures

Policy 1.5.3 Support Historic Neighborhoods;

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

1. Hereby support and endorse the application of the City of Greenville to the North Carolina Department of Natural and Cultural Resources Historic Preservation Fund Pass-Through Grant for the College View Historic District Architectural Survey

Update and National Register Nomination in the amount of at least \$18,000 to cover 60% of the total project cost.

2. Direct the City Manager to execute and file applications on behalf of the City of Greenville with the North Carolina Department of Natural and Cultural Resources to aid in the completion of an architectural survey and to submit additional information as the North Carolina Department of Natural and Cultural Resources may require in connection with the application or project.

ADOPTED this the 14th day of April, 2022.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



**2022 HISTORIC PRESERVATION FUND (HPF) GRANT FOR
CERTIFIED LOCAL GOVERNMENTS (CLG) APPLICATION FORM**
(Deadline 11:59 p.m. Friday, April 22, 2022)

PROJECT INFORMATION (Please type or print)

Name of project: The College View Historic District Survey Update and National Register Nomination

Project Type:

- Archaeological Investigation
- Architectural/Archaeological survey
- National Register (NR) nomination
- Survey publication manuscript
- Architectural/engineering study. Name of NR property: _____
- Restoration/rehabilitation. Name of NR property: _____
- Educational Program
- Other (specify): _____

CLG GRANT - APPLICANT INFORMATION (CLG, or CLG commission)

Name of CLG governing board or CLG commission: City of Greenville Historic Preservation Commission

Contact person: Tony Parker Title: Planner I/HPC Liaison

Address: PO Box 7207, Greenville, NC 27835

Telephone: 252-329-4116 E-mail: TParker@greenvillenc.gov

Federal ID # _____

Only CLGs or CLG commissions may apply for CLG grants. If the CLG is applying at the request of a nonprofit or educational institution, provide the following information:

Name of nonprofit or educational institution: N/A

Contact person: _____ N/A Title: _____

Address: _____

Telephone: _____ E-mail: _____

***Please attach the CLG commission's review comments or letter of support for this application.*

LOCAL PROJECT COORDINATOR

Person who will be the local project coordinator (in most cases this will be the CLG staff):

Name: Tony Parker Title: Planner I/HPC Liaison

Local government or organization: City of Greenville

Address: PO Box 7207, Greenville, NC 27835

Telephone: 252-329-4116 E-mail: TParker@greenvillenc.gov

COMMITMENT OF LOCAL MATCHING FUNDS

Name of donor: City of Greenville
Source of funds (e.g., general fund, private donations, foundation funds, etc): General Fund

Amount of cash: \$12,000 Other: _____ Date Available: June, 2022
Attach list if more than one donor.

BUDGET: AN ESTIMATE OF PROJECT COSTS

Submit an itemized budget for work to be accomplished with the proposed grant project and matching funds. Matching funds should be at least forty percent of total project costs. Please contact the grants coordinator if you have a project in mind, but the local government is unable to support a forty percent match.

Budget Item:	Estimated Cost:
<u>1) Architectural resurvey and boundary expansion</u>	_____
<u>of the College View Historic District with an update</u>	_____
<u>to the National Register</u>	_____
_____	<u>\$30,000</u>
TOTAL ESTIMATED PROJECT COST	<u>\$30,000</u>

GRANT REQUEST \$18,000 LOCAL MATCHING FUNDS \$12,000

Budget Notes:

Cash funds must be available for payment of direct costs, such as consultant/contractor fees, duplicating, and newspaper notices (for National Register historic districts with more than 50 owners). Be sure that grant funds are matched with sufficient local nonfederal cash match to meet this requirement. Funds should be available through the project completion deadline of September 8, 2023.

EQUAL OPPORTUNITY STATEMENT

*** Please attach a completed "Equal Opportunity Statement" signed by the applicant (see page 4)*

ABSTRACT OF PROPOSED PROJECT

On a separate page, briefly describe what will be accomplished with the grant and matching funds and briefly describe how the project meets the goals of North Carolina's historic preservation plan for 2013-2022 (see goals, attached). * ***Please limit the abstract to three double-spaced pages.***

APPLICATION REMINDERS

- ✓ **Attach an abstract** of the proposed project and signed Equal Opportunity Statement.
- ✓ Contact Historic Preservation Office (HPO) staff for assistance in developing the project description and estimating the budget. A site visit may be needed. HPO staff contact information is listed in the Instructions.
- ✓ Applications for architectural surveys must include the estimated number of acres or square miles and estimated number of properties to be surveyed.

- ✓ Properties and districts proposed for nomination to the National Register must be on the HPO Study List and/or deemed potentially eligible by HPO staff.
- ✓ National Register historic district applications **must include a map** of the district and its estimated number of properties.
- ✓ National Register historic district nomination proposals must demonstrate local support.
- ✓ Archaeological survey project abstracts must be accompanied by a map (USGS Quad) showing the area(s) to be covered and an estimate of the acreage to be covered.
- ✓ Applications for predevelopment or development projects **must include photos** of the structure.

**** Historic Preservation Office or Office of State Archaeology staff member contacted regarding this application:**

<u>John Wood</u>	<u>2/22/2022</u>
Name of HPO/OSA Staff Contacted	DATE

CLG Applicant or Other Applicant:

<hr/>	<hr/>
SIGNATURE of local government official or officer of the Applicant	DATE

<u>Ann Wall</u>	<u>City Manager</u>
NAME	TITLE

If the applicant above is a local government or local historic preservation commission applying at the request of a non-profit organization or educational institution, an official of the nonprofit organization or educational institution must sign below:

<u>N/A</u>	<hr/>
SIGNATURE of official of nonprofit or educational institution submitting application through a local government or historic preservation commission	DATE

<u>N/A</u>	<hr/>
NAME	TITLE

**STATE HISTORIC PRESERVATION OFFICE
OFFICE OF ARCHIVES AND HISTORY
NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES**

Addendum to Grant Application

EQUAL OPPORTUNITY STATEMENT

THE NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE RECEIVES FEDERAL FUNDS FROM THE NATIONAL PARK SERVICE. REGULATIONS OF THE U.S. DEPARTMENT OF THE INTERIOR STRICTLY PROHIBIT UNLAWFUL DISCRIMINATION IN FEDERALLY ASSISTED DEPARTMENTAL PROGRAMS ON THE BASIS RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX (INCLUDING PREGNANCY AND GENDER IDENTITY), AGE, DISABILITY, SEXUAL ORIENTATION, OR GENETIC INFORMATION, OR REPRISAL FOR PROTECTED EEO ACTIVITY IN ITS FEDERALLY ASSISTED PROGRAMS. ANY PERSON WHO BELIEVES HE OR SHE HAS BEEN DISCRIMINATED AGAINST IN ANY PROGRAM, ACTIVITY, OR FACILITY OPERATED BY A RECIPIENT OF FEDERAL ASSISTANCE SHOULD CONTACT THE EQUAL OPPORTUNITY PROGRAM OFFICE, U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, 1849 C STREET, NW, MAIL STOP 7360, WASHINGTON, D.C. 20240; VISIT [HTTPS://WWW.DOI.GOV/PMB/EEO](https://www.doi.gov/pmb/eoo) OR PHONE (202) 208-5693.

CLG Applicant or Other Applicant:

_____ Signature	_____ Date
Ann Wall	City Manager

_____ Name	_____ Title
City of Greenville	

Name of local government, local historic preservation commission, nonprofit, or educational institution

Project: College View Historic District Update and East 5th Street Survey and National Register Nomination

**If the applicant is a local government or local historic preservation commission applying at the request of a non-profit organization or educational institution, an official of the nonprofit organization or educational institution must sign below:

_____ Signature	_____ Date
--------------------	---------------

_____ Name	_____ Title
N/A	

Name of nonprofit or educational institution

Note: Acknowledgement of the Equal Opportunity Statement above shall accompany each application for federal funding. Receipt of this signed and dated statement will fulfill this requirement. The applicant must sign the statement; and, if the applicant is a local government or local historic preservation commission applying at the request of a nonprofit or educational institution, the nonprofit or educational institution must also sign the statement.

Abstract for the Proposed Project:

College View Historic District Architectural Survey Update and National Register Nomination

The City of Greenville is a Certified Local Government (CLG). The City of Greenville has shown its commitment to being a CLG by promoting and participating in annual trainings, as well as, identifying and nominating properties to the National Register including most recently the Flanagan Wagner House, Frank Wilson Office and Water Lancaster Harrington House.

For this application, the City of Greenville proposes to hire a consultant to update the architectural survey for the College View Historic District (CVHD) and prepare a National Register nomination for any additional properties that may be added due to the updated survey. The total area to be surveyed contains 58 +/- acres and 170 +/- properties. The CVHD received National Register of Historic Places status on February 6, 1992, which included 256 properties. On February 10, 1994, the City of Greenville passed an ordinance designating CVHD as a local historic district. The City is also submitting a separate grant application for the College View Historic District. These areas are in close proximity of each other and many of the property owners own multiple properties in both areas.

The College View Neighborhood developed northward along East Fifth Street in a grid pattern with intersecting streets forming blocks. East Fifth Street is the southern boundary and also separates the neighborhood from East Carolina University's (ECU) Main Campus. The growth of the neighborhood was initially stimulated by ECU. The standard grid street pattern reflects the community's planned development. The neighborhood is also characterized by a mixture of early twentieth-century architectural styles that include American Craftsman, Tudor, Colonial Revival, and a few others. All houses are oriented toward the street with side driveways leading to garages placed in the rear of the lot.

The original survey was conducted in 1991 and the period of significance was 1910-1941. From the original survey, 51 parcels were considered non-contributing. All of these structures will probably age in with the new established period of significance between 1910 and 1972. The survey of the properties beyond the

current CVHD borders will expand to the north along East 1st Street, east to Elm Street, and west to the Town Creek Culvert. East 5th Street will remain the southern border. This project will identify the historic growth of the neighborhood and will most likely add several properties to the National Register.

On February 22, 2022, staff consulted with John Wood, Regional Supervisor to discuss this project.

On March 15 and 16, 2022, the City held two public interest meetings for both of the City's grant applications. The purpose of these meetings was to educate property owners about the impacts and benefits of a potential national register district nomination and to provide an opportunity for staff to gauge interest and support. A survey was provided to give property owners the opportunity to share their opinions on both applications. This survey was available on paper at the meetings and offered on-line. Approximately 21 people attended at least one of the meetings. Staff received a total of 32 surveys (paper and online). The survey responses seem to indicate that property owners are interested in a historic district designation.

On March 22, 2022, the Greenville Historic Preservation Commission passed a resolution in support of both of these projects. The Tar River University Neighborhood Association (TRUNA) has provided a written letter of support (attached). Both of the project areas are included within the neighborhood association geographic area. On April 14, 2022, the Greenville City Council passed a resolution in support of these applications and committed to provide 40% of the total estimated cost.

All data collected by the consultant will be integrated with the City of Greenville's GIS system and the NC HPOWEB 2.0. This information will be made available to the public which can serve as an educational tool on the historic significance of these properties.

On the City's website, there is a page dedicated to the identification and protection of Greenville's historic resources. Recently, a "storyboard" was added to this website which includes photos, location maps, and descriptions of Greenville's Local Landmarks and Historic Districts. Additionally, Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016 which includes Goal 1.5. A Valued History:

Greenville will take advantage of the legacy of its past. It will protect and enhance historic buildings and areas. Old buildings will have new life breathed into them with updated systems and interior

spaces designed to serve the market. Neighborhoods will showcase their history and strengthen the connection to Greenville's past.

This project primarily fulfills the NC Historic Preservation Plan, 2013-2022 goals:

- Identification/Designation. A. Identify the state's historic resources so that they become better known and understood and are incorporated into the community, regional, and state planning.
- Advocacy: C. Help protect North Carolina's historic and archaeological resources.
- Education/Technical Services. A. Provide timely and expert assistance on matters related to historic preservation in North Carolina.

RESOLUTION NO. 2022-

**RESOLUTION OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION
REQUESTING THE GREENVILLE CITY COUNCIL TO AUTHORIZE AND
SUPPORT AN APPLICATION BY THE CITY OF GREENVILLE TO THE NORTH
CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR THE
2022 HISTORIC PRESERVATION FUND PASS-THROUGH GRANT**

WHEREAS, the State Historic Preservation Office, an operating administration of the North Carolina Department of Natural and Cultural Resources, offers state assistance through the Historic Preservation Fund to support Certified Local Governments by providing funds for eligible projects including architectural and archaeological surveys; and

WHEREAS, the City of Greenville will adhere to all stipulations associated with the 2022 Historic Preservation Fund Pass-Through grant; and

WHEREAS, the Historic Preservation Commission of the City of Greenville is committed to safeguarding the heritage of the City of Greenville by preserving character and integrity of historic districts and historic landmarks that embody important elements of its culture, history, architectural history, or prehistory while also promoting the use and conservation of such historic districts or historic landmarks for the education, pleasure, and enrichment of the residents of the City and the State of North Carolina as a whole; and

WHEREAS, the Greenville Historic Preservation Commission is charged by the Greenville City Council to preserve the historic assets of Greenville; and

WHEREAS, the City of Greenville adopted Horizons: Greenville's Community Plan on September 8, 2016;

WHEREAS, Horizons: Greenville's Community Plan includes the following goals and associated policies: Goal 1.5. A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks, and Areas

Policy 1.5.2 Encourage Adaptive Reuse of Historic Structures

Policy 1.5.3 Support Historic Neighborhoods;

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Greenville, to respectfully request the City Council of the City of Greenville, North Carolina, to:

1. Hereby support and endorse the application of the City of Greenville to the North Carolina Department of Natural and Cultural Resources Historic Preservation Fund Pass-Through Grant in the amount of at least \$33,000.
2. Direct the City Manager to execute and file applications on behalf of the City of

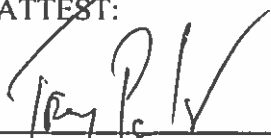
Greenville with the North Carolina Department of Natural and Cultural Resources to aid in the completion of an architectural survey and to submit additional information as the North Carolina Department of Natural and Cultural Resources may require in connection with the application or project.

ADOPTED this the 22nd day of March, 2022.



Andrew Morehead
Historic Preservation Commission Chair

ATTEST:



Tony Parker, Secretary

#1161897

March 22, 2022

City of Greenville, North Carolina
Historic Preservation Commission

Re: 2022 Historic Preservation Fund Pass-Through Grant

Dear Commission Members:

As President of the Tar River University Neighborhood Association, I am writing to you today at the direction of our neighborhood association board. At yesterday's March board meeting our board voted unanimously in support of the City's efforts to secure a Historic Preservation Fund Pass-Through Grant. Our board feel that the possibility of having properties located within our neighborhood receiving recognition from the National Register for their historic value and significance is something the Historic Preservation Commission and the City of Greenville should pursue. We feel this recognition could prove to be a win – win situation for our neighborhood and for Greenville. We, therefore, hope that you the members of the Historic Preservation Commission will vote to recommend to the City that they continue their efforts to secure a 2022 Historic Preservation Fund Pass-Through Grant.

Sincerely,

A handwritten signature in black ink that reads "Hap Maxwell". The signature is written in a cursive, flowing style.

Hap Maxwell, President
Tar River University Neighborhood Association



City of Greenville, North Carolina

Meeting Date: 04/14/2022

Title of Item: Fiscal Year 2022 Third Quarter General Fund Financial Update and Preview of the City of Greenville Fiscal Year 2022-23 Proposed Budget

Explanation: With the third quarter of Fiscal Year 2021-22 complete, staff will present a financial update and year-end projection for the City of Greenville. This update will include General Fund actual revenues and expenses for Fiscal Year 2021-22, through March 31, 2021 and a year-end expense and revenue projections.

As provided in the Council-adopted budget schedule, staff will also present a preview of the City's 2022-23 proposed General Fund budget. This presentation will highlight budgetary issues, such as major revenue and expense items, impacting the General Fund budget for the 2022-23 fiscal year.

A balanced budget for fiscal year 2022-23 will be distributed to the City Council on April 25, 2022, and presented at the April 25, 2022 City Council meeting. Section 160A-148(5) of the North Carolina General Statutes requires the City Council to adopt a balanced budget before July 1. A public hearing on the proposed 2022-23 budget will be held on May 12, 2022, with City Council adoption scheduled for the May 23, 2022 City Council meeting.

Fiscal Note: Staff will present a summary of projected General Fund revenues and expenses for Fiscal Year 2021-23, as well a proposed balanced budget for Fiscal Year 2022-23.

Recommendation: Receive the third quarter General Fund financial update and preview of the FY 2022-23 proposed budget.
