



Agenda

Greenville City Council

October 13, 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 Daniels**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Special Recognitions**
 - 1. Pitt County 10U Softball Team
 - 2. Pitt County 12U Softball Team
- 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. Appointment to the Animal Control Appeal Board
4. Appointment to the Pitt County Human Relations Commission
5. Appointments to Boards and Commissions

IX. New Business

Public Hearings

6. Ordinance to annex the Lewis Stephen Redd property involving 6.0047 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road
7. Ordinance requiring the demolition and removal of the dwelling located at 1607 Chestnut Street, Tax Parcel #24363

Other Items of Business

8. City Staff Update Regarding Short Term Rentals
9. Resolution of the Historic Preservation Commission requesting the City Council facilitate the repair, maintenance, and addition of street and neighborhood signage in the College View Historic District

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Appointment to the Animal Control Appeal Board

Explanation: The City Council at its May 23, 2022, meeting passed an ordinance repealing and replacing Part II, Title 12, Chapter 2 of the City Code to conform to applicable North Carolina law and revise the criminal and civil penalties as necessary to address the interests of public safety and animal welfare.

Section 12-2-16 provides for the creation of an appeal board to hear appeals related to determinations issued when declaring an animal a public nuisance, dangerous animal, vicious animal, potentially dangerous dog, or dangerous dog in accordance the City Code and Chapter 67 of the North Carolina General Statutes.

The three-member appeal board shall be constituted of the following:

- A veterinarian licensed to practice in North Carolina
- The Chief of Police or their designee
- The Fire Marshall or their designee

An alternate member from the Financial Services Department shall be designated to serve in the event of a conflict of interest.

The veterinarian shall be appointed by the City Council for a three-year term that will be retroactively dated to commence August 1, 2022 and expire July 31, 2025.

Fiscal Note: No direct fiscal impact.

Recommendation: Appoint a veterinarian to the appeal board for a three-year term that will commence immediately upon appointment and expire July 31, 2025.

ATTACHMENTS

 [City Code Section 12-2-16.pdf](#)

- (d) *Methods of recovery of unpaid civil penalties.* Unless appealed in accordance with Part II, Title 1, Chapter 1, Chapter 20 of the City Code, if full payment for an assessed civil penalty is not timely received by the revenue division of the City's Financial Services Department, the City may recover the unpaid civil penalty by any or all of the following methods:
1. A civil action in the nature of a debt.
 2. The use of a collections agency.
 3. The use of the provisions of Chapter 105A (The Setoff Debt Collection Act) and G.S. 18C-134.
 4. Equitable remedies issued by a court of competent jurisdiction.
 5. Any other method authorized by law to secure, collect, satisfy, or otherwise recover any civil penalty owed.
- (3) *Continuing violations.* Each day's continuing violation of this section shall be a separate and distinct offense.

SECTION 12-2-16 APPEALS OF DETERMINATIONS.

(A) *Appeal Board.* The Appeal Board shall be constituted of three members who shall be a Veterinarian licensed to practice in North Carolina, the Chief of Police or his or her designee, and the current Fire Marshall or his or her designee. There shall be an alternate member from the Financial Services Department to serve in the event of a conflict of interest. The licensed Veterinarian shall be appointed by the City Council for a three-year term.

(B) *Appeal to Appeal Board.* The owner may appeal a determination made pursuant to this Section, Section 12-2-14, Section 12-2-15, or Section 12-2-37 by filing an appeal in accordance with this section.

- (1) *Notice of Appeal; Contents and Filing.* If the owner of the animal elects to appeal the APS Supervisor's determination, the owner shall file a notice of appeal in writing to the Appeal Board. The appeal shall be filed within three days of the issuance of the determination; shall include written objections; and shall be directed to the City Manager's office. Any appeal received by the City Manager's office more than three days after the date of the determination shall be deemed untimely and shall not be considered by the Appeal Board. Accordingly, the APS Supervisor's determination shall stand and may not be appealed.

- (2) *Scheduling of the Hearing.* The City Manager's office, as designee of the Appeal Board, shall schedule a hearing within 10 days of the filing of the notice of appeal. The hearing on the appeal shall take place within a reasonable time, but no longer than 30 days from the filing of the notice of appeal. The City Manager's office shall mail notice of the hearing via certified mail return receipt requested to the appellant and shall also provide notice to the APS Supervisor. If the owner does not appear at the hearing, the APS Supervisor's determination shall stand and shall be fully enforceable.
- (3) *Conduct of the Hearing.* The hearing on the appeal of the APS Supervisor's determination shall be an informal administrative hearing. The City Manager shall be the chairperson and conduct the hearing and govern procedural questions. The North Carolina rules of evidence shall not apply. However, both the appellant and the City shall be entitled to be represented by counsel, have the right to make opening and closing statements, present evidence, and call, confront, and cross-examine witnesses. All witnesses shall testify under oath. Each Appeal Board member shall have the right to question witnesses. The appellant and/or the City shall be allowed to record the hearing. The hearing shall be conducted in accordance with the principles of due process.

(C) *Final Decision of Appeal Board.* The Appeal Board shall make the final decision. The decision of the Appeal Board shall be by majority vote, and said decision shall be made at the conclusion of the hearing unless the Appeal Board requests additional evidence. The decision of the Appeal Board shall be documented by the City Manager in writing, including findings to support the Appeal Board's decision, and notice of appeal rights, and forwarded to the applicant within 10 days of the conclusion of the hearing via certified mail, return receipt requested.

(D) *Appeal to Superior Court.* Any appeal from the final decision of the Appeal Board shall be taken to the Pitt County superior court by filing notice of appeal and a petition for review within 10 days of the final decision of the Appeal Board. Appeals from rulings of the Appeal Board shall be heard de novo before a superior court judge sitting in the Pitt County superior court division.

(E) *Stay of APS Determination During Appeal.* Given the risk to public health and safety associated with determining that an animal is dangerous or vicious or a public nuisance, the APS Supervisor's determination shall be in effect and fully enforceable from the date of determination unless overturned on appeal. However, any requirements in the APS Supervisor's determination involving a date restriction shall be stayed during the pendency of the appeal.

SEC. 12-2-17 EXOTIC ANIMALS.

(A) The Division is hereby vested with the authority to issue permits for the keeping or maintaining of any wild, exotic, dangerous, or nondomestic animal when, in the opinion of the



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Appointment to the Pitt County Human Relations Commission

Explanation: The County has extended an opportunity to the City of Greenville to nominate a municipal representative to the Pitt County Human Relations Commission. There are 21 seats on the board:

Ten representatives from the municipalities in Pitt County

- a. Ayden
- b. Bethel
- c. Falkland
- d. Farmville
- e. Fountain
- f. Greenville
- g. Grifton
- h. Grimesland
- i. Simpson
- j. Winterville

One representative of law enforcement

One representative of the Department of Social Services

One representative from the Latinx community

One representative from the African American community

One representative from the Asian American community

One representative from the LGBTQ community

One representative from Public Health

One representative from the faith community

One representative from the Pitt County Board of Commissioners

Two at-large members

Municipalities have been asked to nominate a resident from each municipality.

Fiscal Note: No direct fiscal impact.

Recommendation: Nominate a city resident to serve on the Pitt County Human Relations Commission

ATTACHMENTS

 [Pitt County Human Relations Commission.pdf](#)

ORDINANCE ESTABLISHING PITT COUNTY HUMAN RELATIONS COMMISSION

Be it ordained by the County of Pitt, North Carolina, as follows:

Section 1. In Pitt County we seek to strive for a community in which the dignity and worth of each individual is respected on his/her own merits, a community in which genuine equality of opportunity for all persons is a recognizable fact. A Commission is hereby created to identify concerns in the area of human relations, make recommendations regarding these issues and engage in activities which shall effectively; (a) promote equality in such areas as economic, educational, governmental and cultural life of the community for all citizens without regard to race, creed, national origin, sex, age, sexual orientation or disability, and work to eliminate discrimination on any of these bases; (b) encourage fair treatment and mutual understanding and respect among all citizens; (c) discover and seek to counter practices and customs which create animosity and unrest; and (d) make recommendations to the appointing authority for action it deems necessary for harmonious relationships among the citizens.

Section 2. There is hereby created a Human Relations Commission for the County of Pitt (HRC). It shall consist of twenty-one (21) members appointed by the Pitt County Board of Commissioners serving without compensation:

- Ten (10) representatives, one from each of Pitt County's municipalities,
- One (1) representative of law enforcement
- One (1) representative of the Department of Social Services
- One (1) representative from the Latinx community
- One (1) representative from the African American community
- One (1) representative from the Asian American Community
- One (1) representative from the LGBTQ community
- One (1) representative from Public Health
- One (1) representative from the faith community
- One (1) representative from Pitt County Board of Commissioners
- Two (2) members at-large

A majority of seats filled shall constitute a quorum for the transaction of business. Of the twenty-one (21) members first appointed, 7 shall be appointed for one year, 7 for two years, and 7 for three years. Thereafter, all appointments to the HRC shall be for a term of three years. Appointments are subject to the Pitt County Board Appointment Policy. In the event of the death, resignation or removal of any member, his/her successor shall be appointed by the Pitt County Board of Commissioners to serve for the unexpired period of the term for which such member had been appointed, provided however, that all members shall continue in office until their successors shall have been appointed. It is encouraged that members appointed by the Pitt County Board of Commissioners be actively engaged with an organization advancing inclusivity in the community.

Section 3. The HRC at its organizational meeting and each annual meeting thereafter shall elect from its membership: a Chair, Vice Chair; and Secretary for a term of one year. These officers shall have and perform such duties as are commonly associated with their respective titles and shall be and

constitute the executive committee of the HRC which shall exercise such powers of the HRC between its regular meetings as may be authorized by the HRC. The HRC shall be further authorized to appoint and determine the membership of such number of standing and temporary committees as it may find expedient for the performance of its duties.

Section 4. The Human Relations Commission shall meet at least once each month at such time and place as shall be determined by the HRC in its bylaws. Special called meetings may be called by the Chair and noticed in accordance with law. An emergency meeting may be called by the Chair because of generally unexpected circumstances that require immediate consideration by the Human Relations Commission.

Section 5. The functions, powers, and duties of the HRC shall be as follows:

- a. Study and recommend strategies for the prevention of potential human relations problems and crises and the promotion of good relations.
- b. Identify, study and document areas of human need (housing, employment, education, transportation, etc.) in the County and recommend strategies for meeting those needs.
- c. Endeavor to make the Human Relations Commission itself a model of good human relations at work.
- d. Prepare and submit at least annually a report to the Pitt County Board of Commissioners.
- e. Cooperate with State, Federal and local governmental agencies.
- f. Communicate regularly the work, observations and recommendations of the Human Relations Commission to the Pitt County Board of Commissioners.
- g. Advise the Pitt County Board of Commissioners of recommended actions to aid and carry out the purposes of this Ordinance.
- h. Promote and provide training/workshops for community advancement.
- i. Advocate for equal employment opportunity.
- j. Promote and provide education on equal housing opportunity.
- k. Perform duties assigned by the Pitt County Board of Commissioners.
- l. Provide opportunities for meaningful discussion on human relations throughout the community.
- m. Provide information and referrals related to Human Relations issues.

Section 6. The services of all other county departments and agencies shall be made available to the HRC for the carrying out of the functions herein stated.

Section 7. If any section of this Ordinance be held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separately from the remaining provisions of this Ordinance; said section to be completely severable from the remaining provisions of this Ordinance and the remaining provisions of this Ordinance shall remain in full force and effect.

Section 8. That all Ordinances, or the parts of Ordinances, in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

Section 9. That this Ordinance shall be effective upon adoption by the County of Pitt from and after its passage.

Adopted this the 11th day of January, 2021.

Ann Floyd Huggins, Chairwoman
Pitt County Board of Commissioners

Attest:

Kimberly W. Hines
Clerk to the Board



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Human Relations Council, Multimodal Transportation Commission, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, Planning and Zoning Commission, Recreation and Parks Commission, Sheppard Memorial Library Board, and Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commissions which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 8 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Affordable Housing Loan Committee, Human Relations Council, Multimodal Transportation Commission, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, Planning and Zoning Commission, Recreation and Parks Commission, Sheppard Memorial Library Board, and Youth Council.

ATTACHMENTS

 [October 2022 Appointments to Boards and Commissions.pdf](#)

Appointments to Boards and Commissions

October 2022

Affordable Housing Loan Committee

Council Liaison: Council Member Marion Blackburn

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

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Mark Rasdorf	4	First term	Resigned	September 2022
Rod Debs	3	Second term	Ineligible	September 2022
Franchine Pena	2	First term	Eligible	September 2022
Heena Shah	1	Filling unexpired term	Eligible	September 2022

Multimodal Transportation Commission

Council Liaison: Council Member Les Robinson

Name	District #	Current Term	Reappointment Status	Expiration Date
Robert Edwards	3	Filling unexpired term	Eligible	January 2022

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Dustin Mills <i>(City recommendation; County Appointment)</i>	5	First term	Resigned	July 2022

Police Community Relations Committee

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Carol Naipaul <i>(Mayor Pro-Tem Rose Glover)</i>	2	First term	Eligible	October 2022
Gary Davis <i>(Council Member Marion Blackburn)</i>	3	Filling unexpired term	Eligible	October 2022
Betsy Ray <i>(Mayor Pro-Tem Rose Glover)</i>	5	Second term	Ineligible	October 2022

Planning and Zoning Commission

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Les Robinson <i>(Mayor PJ Connelly)</i>	5	Second term	Ineligible	June 2024

Recreation and Parks Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Michael Saad <i>(Council Member At-Large Will Bell)</i>	4	Second term	Ineligible	May 2022

Sheppard Memorial Library Board

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Lisa Mulligan	3	First term	Eligible	October 2022
Ralph Scott	3	Second term	Ineligible	October 2022

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	Current Term	Reappointment Status	Expiration Date
Jamia Galloway	Second term	Ineligible	September 2022
Diego Lorenzo	Second term	Ineligible	September 2022
Olivia Thorn	First term	Eligible	September 2022
Linda Xue	First term	Eligible	September 2022

(8 open seats)

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

Applicants for Affordable Housing Loan Committee

Beth Bee
800 Forest Hill Circle
Greenville, NC 27858

Application 9/18/2022

Home Phone: (970) 227-9044

Business Phone:

Email: bethbee78@gmail.com

District #: 3

Applicants for Human Relations Council

Reginald Watson
211 Pin Oak Court
Greenville, NC 27834

Application 7/27/2020

District #: 5

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

Applicants for Multimodal Transportation Commission

Beth Bee
800 Forest Hill Circle
Greenville, NC 27858

Application 9/18/2022

Home Phone: (970) 227-9044

Business Phone:

Email: bethbee78@gmail.com

District #: 3

Applicants for Pitt-Greenville Convention and Visitors Authority

Joel Sweeney
300 Westhaven Rd
Greenville, NC 27834

Application 6/13/2022

Home Phone: (319) 327-2152

Business Phone:

Email: joel.sweeney@overtongroup.net

District #: 5

Applicants for Police Community Relations Committee

None.

Applicants for Planning and Zoning Commission

Sebastian Krassler
1901 East 6th St
Greenville, NC 27858
District #: 3

Application 6/10/2022
Home Phone: (856) 495-1039
Business Phone:
Email: skrassley98@yahoo.com

Applicants for Recreation and Parks Commission

Joel Sweeney
300 Westhaven Rd
Greenville, NC 27834

District #: 5

Application 6/13/2022

Home Phone: (319) 327-2152
Business Phone:
Email: joel.sweeney@overtongroup.net

James Yahnker
1909 Covengton Way Unit 101
Greenville, NC 27858

District #: 4

Application 9/22/2022

Home Phone: (252) 414-4062
Business Phone: (252) 816-7626
Email: jyahnker@vidanthealth.com

Applicants for Sheppard Memorial Library Board

Jeffrey Coghill
4115 River Chase Dr.
Greenville, NC 27858

Application 8/19/2022

Home Phone: (252) 329-0928
Business Phone: (252) 744-2066
Email: coghillj@ecu.edu

District #: 3

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Ordinance to annex the Lewis Stephen Redd property involving 6.0047 acres located at the southwestern corner of the intersection of Stantonsburg Road and Allen Road

Explanation: A. SCHEDULE

1. Advertising date: October 1, 2022
2. City Council public hearing date: October 13, 2022
3. Effective date: October 13, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 6.0047
4. Voting District: 1
5. Township: Greenville
6. Zoning: MCH (Medical-Heavy Commercial)
7. Existing land use: Vacant
8. Anticipated land use: one (1) convenience store with gasoline sales, one (1) freestanding fast food restaurant, and one (1) hotel (150 rooms)
9. Population estimate

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

* Source: Census.gov

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 2
12. Present tax value: \$953,360
13. Estimated tax value: \$8,500,000

Fiscal Note: Estimated tax value at full development is \$8,500,000

Recommendation: Approve the attached ordinance to annex the Lewis Stephen Redd property

ATTACHMENTS

-  [Ordinance_-_Lewis_Stephen_Redd.pdf](#)
-  [Redd Annexation 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 13th day of October, 2022, after due notice by publication in The Daily Reflector on the 1st day of October, 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 “Lewis Stephen Redd”, involving 6.0047 acres prepared by Bass, Nixon & Kennedy, Inc.

LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located at southwestern corner of the intersection of Stantonsburg Road and Allen Road.

GENERAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT-OF-WAY OF STANTONSBURG ROAD, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF TRACT 1 AS RECORDED IN DEED BOOK 1954, PAGE 527, PITT COUNTY REGISTRY AND HAVING NC GRID (NAD ‘83/2011) COORDINATES OF N: 679,496.43 FEET AND E: 2,468,778.70 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY S 84°05’23” E A DISTANCE OF 453.64 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE AS SAID RIGHT-OF-WAY TRANSITIONS INTO THE WESTERN RIGHT-OF-WAY LINE OF ALLEN ROAD S 38°06’11” E A DISTANCE OF 99.79 FEET TO AN EXISTING IRON PIPE; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY S 04°09’05” W A DISTANCE OF 328.88 FEET TO A POINT; THENCE S 04°17’32” W A DISTANCE OF 135.69 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY

N 85°26'52" W A DISTANCE OF 450.51 FEET TO A POINT LOCATED IN THE CENTERLINE OF AN EXISTING DITCH ON THE EASTERN LINE OF SAID TRACT 1; THENCE ALONG AND WITH SAID CENTERLINE N 04°57'52" W A DISTANCE OF 23.22 FEET TO A POINT; THENCE N 04°10'23" W A DISTANCE OF 68.13 FEET TO A POINT; THENCE N 02°36'36" W A DISTANCE OF 40.82 FEET TO A POINT; THENCE N 03°26'46" W A DISTANCE OF 59.21 FEET TO A POINT; THENCE N 02°29'33" W A DISTANCE OF 48.33 FEET TO A POINT; THENCE N 02°15'14" W A DISTANCE OF 45.06 FEET TO A POINT; THENCE N 02°27'12" W A DISTANCE OF 41.07 FEET TO A POINT; THENCE N 02°41'31" W A DISTANCE OF 30.32 FEET TO A POINT; THENCE N 06°37'48" W A DISTANCE OF 18.88 FEET TO A POINT; THENCE N 03°42'59" W A DISTANCE OF 20.93 FEET TO A POINT; THENCE N 03°42'59" W A DISTANCE OF 22.16 FEET TO A POINT; THENCE N 03°01'50" W A DISTANCE OF 46.68 FEET TO A POINT; THENCE N 00°45'51" W A DISTANCE OF 49.94 FEET TO A POINT; THENCE N 03°15'14" W A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING, CONTAINING 6.0047 ACRES OR 261,564 SF.

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

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

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

Section 5. This annexation shall take effect from and after the 13th day of October, 2022.

ADOPTED this 13th day of October, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

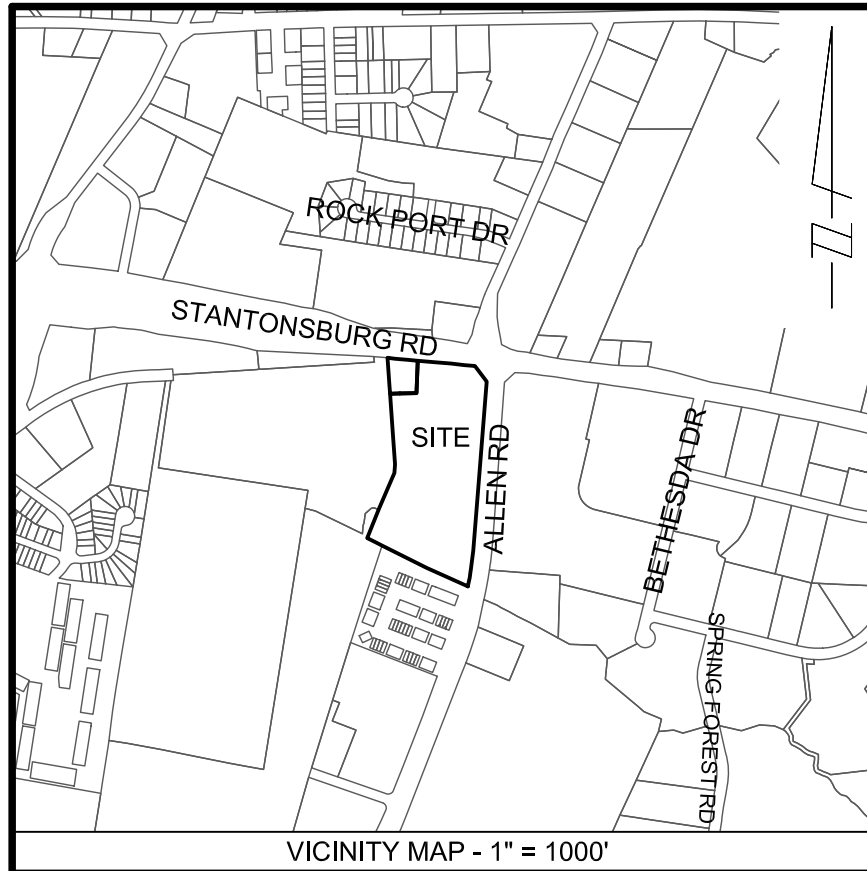
NORTH CAROLINA
PITT COUNTY

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: _____
1170790



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720466700K, DATED JULY 07, 2014. PROPERTIES LIE IN ZONE "X".
 8. PROPERTIES ARE ZONED "MCG" AND "MCH".
 9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

LINE	BEARING	DISTANCE
L1	N 75°10'02" W	1.13
L2	N 45°33'09" W	14.84
L3	N 53°22'09" W	33.92
L4	N 74°53'54" W	31.33
L5	N 70°44'22" W	45.65
L6	N 57°00'45" W	19.88
L7	N 67°24'55" W	25.47
L8	N 58°45'27" W	5.43
L9	N 65°27'14" W	54.27
L10	N 64°59'54" W	25.87
L11	N 53°14'02" W	41.83
L12	N 76°10'39" W	9.32
L13	N 65°57'42" W	38.26
L14	N 59°42'52" W	21.28
L15	N 61°55'29" W	26.28
L16	N 80°28'52" W	5.49
L17	N 59°48'25" W	23.65
L18	N 58°56'45" W	15.98
L19	N 64°20'39" W	50.34
L20	N 60°42'12" W	50.02
L21	N 62°27'13" W	22.40
L22	N 67°13'51" W	24.72
L23	N 66°47'02" W	23.07
L24	N 01°36'39" W	32.49
L25	N 03°46'21" E	17.22
L26	N 07°06'24" E	13.59
L27	N 31°46'44" E	5.11
L28	N 11°39'52" E	16.50
L29	N 12°26'48" E	23.25
L30	N 09°18'19" E	25.20
L31	N 47°39'51" E	20.60
L32	N 57°58'38" E	25.14
L33	N 88°50'25" E	71.81
L34	S 67°41'51" E	21.89
L35	N 32°53'19" E	35.82
L36	N 32°09'41" E	23.57
L37	N 22°22'25" E	62.65
L38	N 24°40'24" E	45.50
L39	N 03°34'30" E	63.00
L40(TOTAL)	N 04°51'52" W	45.19
L41	N 02°36'39" W	40.82
L42	N 02°34'46" W	59.21
L43	N 02°29'33" W	48.33
L44	N 02°15'14" W	45.09
L45	N 02°17'12" W	43.07
L46(TOTAL)	N 02°41'31" W	30.32
L47	N 69°37'48" W	18.88
L48	N 02°42'59" W	43.09
L49	N 03°01'50" W	46.68
L50	N 00°45'51" W	49.94
L51	N 03°15'14" W	38.97

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	1874.897	209.207	S 68°38'57" W	209.097	

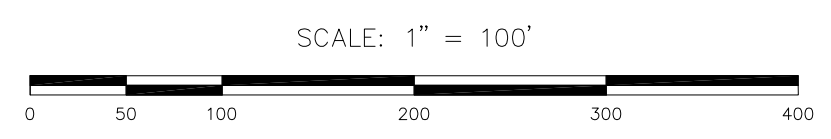
OWNER
LEWIS STEPHEN REDD
3702 WEDGEWOOD DRIVE
NEW BERN, NC 28562

LEGEND

- CP = CALCULATED POINT
- EIP = EXISTING IRON PIPE
- PS = IRON PIPE SET
- MON = CONCRETE MONUMENT

XXXXX DENOTES ADDRESS
 RW = RIGHT-OF-WAY
 CITY LIMIT LINE
 NEW CITY LIMIT LINE
 OLD CITY LIMIT LINE

**TOTAL AREA TO BE ANNEXED
= 261,564 SF OR 6.0047 ACRES**



REV.	DATE	DESCRIPTION	BY
1	9-22-2022	REVISED PER COMMENTS #1	CWC



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 • 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 • TELEPHONE: (919)851-4422 OR (800)354-1879
 FAX: (919)851-8968
 • CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	CWC
CHECKED BY	DG
DATE	7-07-2022

ANNEXATION PLAT
OF
2701 & 2721 STANTONSBURG ROAD
GREENVILLE PITT COUNTY NORTH CAROLINA

SHEET
1
OF
1

TRACT 1
COMMERCIAL & OFFICE CENTERS, LLC
PARCEL: 69949
DB. 1954 PG. 527

TRACT 1
BYPASS PROPERTIES III, LLC
PARCEL: 10805
DB. 1609 PG. 725

STANTONSBURG ROAD - N.C.S.R 1200
VARIABLE R/W

LEWIS STEPHEN REDD
PARCEL: 22429
DB. 3516 PG. 395
AREA
29,825 SF OR 0.6846 AC
AREA TO BE ANNEXED
29,825 SF OR 0.6846 AC

LEWIS STEPHEN REDD
PARCEL: 22426
DB. 3516 PG. 395
TOTAL TRACT AREA
496,118 SF OR 11.3887 AC
AREA TO BE ANNEXED
231,739 SF OR 5.3200 AC

AREA NOT PART OF THIS ANNEXATION
= 6.0687 ACRES

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

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, SEE _____, PAGE REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION:
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2022.
DAN GREGORY, PLS L-5240



REFERENCES
DB. 3516 PG. 395
BM. 43 PG. 120

NC GRID (NAD 83/2011)



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Ordinance requiring the demolition and removal of the dwelling located at 1607 Chestnut Street, Tax Parcel #24363

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 demolish and remove the dwelling(s) pursuant to the City Code Section 9-1-110 (C)(2): “ordering the Code Enforcement Coordinator or officer to cause the structure 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 June 15, 2022 an Administrative Inspection Warrant was obtained. Warrant was executed on June 16th to obtain information regarding case.
- On June 16, 2022, Notice of Violation and Hearing was sent by certified mail to the listed owner(s) and heirs.
- On June 16, 2022, Notice of Lis Pendens was filed in the office of the Clerk of Superior Court of Pitt County.
- On June 25 and July 2, 2022, 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 1607 Chestnut Street, Tax Parcel #24363.
- On July 18, 2022, the City held a hearing. No owners, parties in interest, or their agent or attorneys attended.
- On July 20, 2022, Notice of Finding of Fact and Order was sent by certified mail to the listed owner(s) and heirs.
- On July 23 and 30, 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) and heirs to bring the dwelling into compliance with the Minimum Housing Code of the City of Greenville by demolishing and removing the structure by a date no later than August 29, 2022.
- The dwelling(s) has/have been vacated and closed without utilities for over 5 years.
- The current Pitt County Tax Assessor’s report values the property at

\$41,920 (Building value is listed as \$37,310, Extra features value of \$360, and the land value is \$4,250 for a total tax value of \$41,920).

- According to the Pitt County Tax Assessor, \$3,900.59 is currently owed in Property Taxes.
- The estimated cost to repair the main dwellings is \$52,503.00.

Fiscal Note:

Costs to test and abate asbestos (if present) and demolish the structure are estimated at \$12,000. 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 Council approve the ordinance requiring the demolition and removal of the dwelling located at 1607 Chestnut Street, Tax Parcel #24363

ATTACHMENTS

- 📎 [1158323 - 1607 Chestnut St. Demo Ordinance - 1 - COG.DOCX](#)
- 📎 [1607 Chestnut-Side.jpg](#)
- 📎 [1607 Chestnut-Back.jpg](#)
- 📎 [1607 Chestnut-Ceiling.jpg](#)
- 📎 [1607 Chestnut-Inside.jpg](#)
- 📎 [1607 Chestnut-Wall Inside.jpg](#)

ORDINANCE NO. ____

ORDINANCE REQUIRING THE DEMOLITION AND REMOVAL OF THE DWELLING
LOCATED AT:
1607 CHESTNUT STREET, TAX PARCEL NUMBER 24363
(CODE CASE CEMH-2022-00031)

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

Section 1. The owner(s), 1603 Chestnut Street Land Trust, of the dwelling located at 1607 Chestnut Street, Tax Parcel # 24363 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 1607 Chestnut Street, Greenville, North Carolina, and owned by 1603 Chestnut Street Land Trust.

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 13th day of October, 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 acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by the Mayor, sealed with the corporate seal and attested by herself as its City Clerk.

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

Notary Public

My Commission Expires:

Jun 16, 2022 8:37 AM



Jun 16, 2022 8:36 AM





Jun 16, 2022 8:44 AM



Jun 16, 2022 8:49 AM







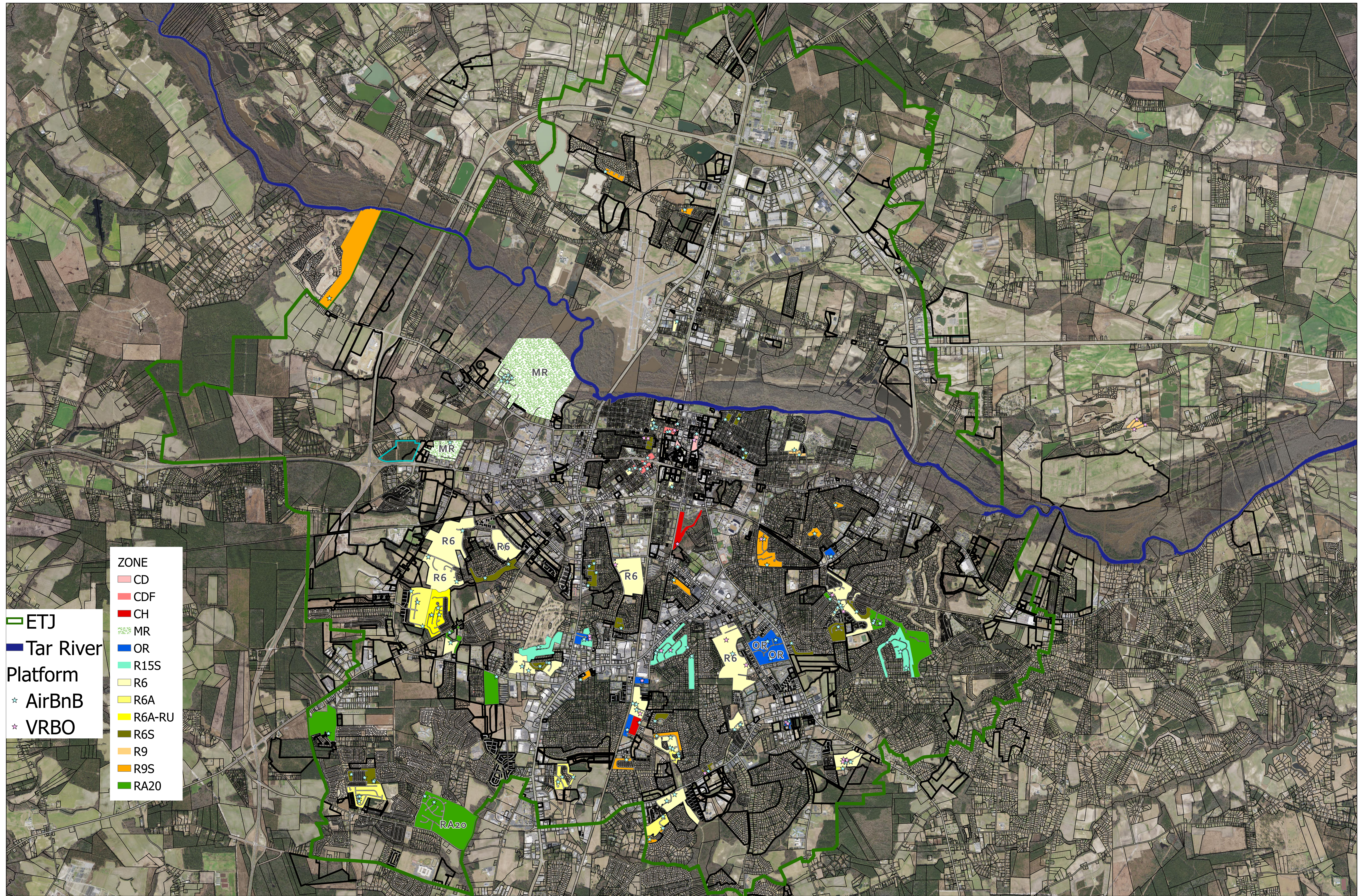
City of Greenville, North Carolina

Meeting Date: 10/13/2022

<u>Title of Item:</u>	City Staff Update Regarding Short Term Rentals
<u>Explanation:</u>	During City Council's August 18, 2022 meeting, Councilmember Les Robinson cited concerns raised by citizens regarding use of houses as a short term rental (STR), and requested a staff report on STRs, including ability to regulate. City staff conducted research to understand the legalities of regulating STRs, including what is and is not permissible, and to identify current benchmarks, including how the City is currently regulating STRs, locations of STRs in the City and other municipalities regulating the STR use.
<u>Fiscal Note:</u>	None.
<u>Recommendation:</u>	City staff requests City Council provide direction for next steps regarding the possible development and adoption of an ordinance that will regulate STR's.

ATTACHMENTS

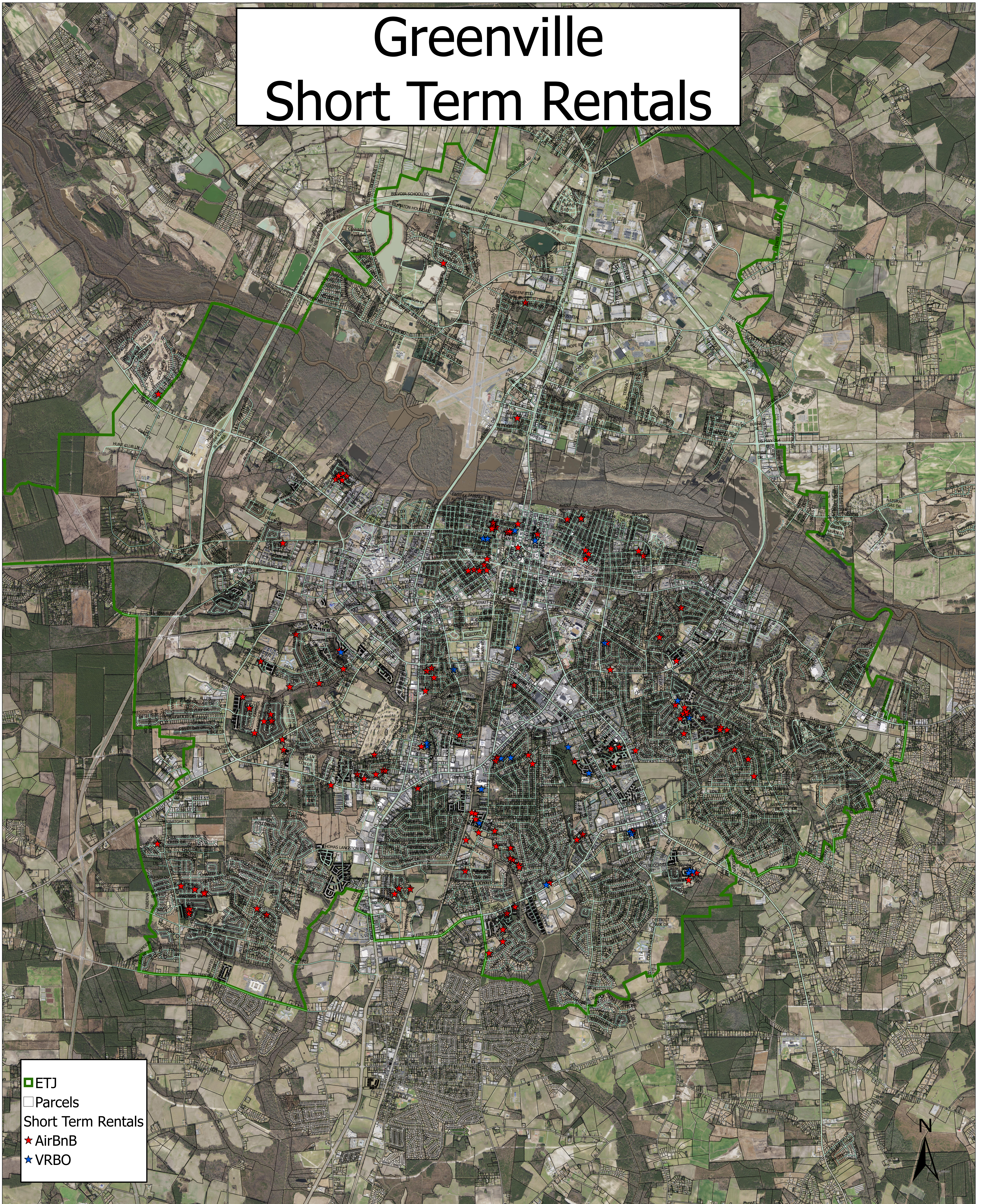
-  [STRZoning \(002\).pdf](#)
-  [ShortTermRentalsDNAUpdate \(002\).pdf](#)



▬ ETJ
▬ Tar River
 Platform
 ☆ AirBnB
 ☆ VRBO

ZONE	
■	CD
■	CDF
■	CH
■	MR
■	OR
■	R15S
■	R6
■	R6A
■	R6A-RU
■	R6S
■	R9
■	R9S
■	RA20

Greenville Short Term Rentals



AirBnb had 140 listings as of 09-29-22

Map produced by the Planning Department

VRBO had 32 listings as of 09-29-22



City of Greenville, North Carolina

Meeting Date: 10/13/2022

Title of Item: Resolution of the Historic Preservation Commission requesting the City Council facilitate the repair, maintenance, and addition of street and neighborhood signage in the College View Historic District

Explanation: At their meeting on August 23, 2022, the Historic Preservation Commission (HPC) passed a resolution requesting that the City Council authorize, facilitate and provide funding through the Public Works Department to add, repair, replace, and restore as needed street signs and attachments in the College View Historic District. A copy of the resolution is attached.

In accordance with the City's Boards and Commissions policy, HPC's resolution was forwarded to the City Manager and City Clerk, who shared the resolution with the City Council.

Council Member Monica Daniels requested that this item be placed on the October City Council agenda for discussion.

Fiscal Note: Costs of requested signage to be determined

Recommendation: Discuss the resolution as requested by Council Member Daniels.

ATTACHMENTS

 [HPC Resolution re Signage in College View Historic District.pdf](#)

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF GREENVILLE REQUESTING THE CITY COUNCIL FACILITATE THE REPAIR, MAINTENANCE, AND ADDITION OF STREET AND NEIGHBORHOOD SIGNAGE IN THE COLLEGE VIEW DISTRICT.

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

WHEREAS, the College View Historic Overlay District was created by Council in 1994 to identify and preserve the character of that neighborhood.

WHEREAS, the City of Greenville Manager recently had a meeting with residents of the College View Historic District and residents and members of the Tar River Neighborhood Association, and what is sometimes inaccurately called the "GRID" or the University Neighborhoods, and expressed confusion with the nomenclature and signage.

WHEREAS, street signs have been stolen, or are otherwise missing, causing confusion with the USPS, FedEx, UPS, and general way finding by citizens.

WHEREAS, the Historic Preservation Commission has surveyed the College View Historic District and has identified two desired locations on 5th Street to install permanent "College View Historic District" signage that identifies the neighborhood and provides Greenville citizens and visitors with important way finder information.

WHEREAS, the Historic Preservation Commission has surveyed the College View Historic District and researched street signage attachments to be added to existing street signs, which enhance the visibility and identification of the blocks of the College View Historic Overlay District and brings historic identification and awareness to Greenville citizens and visitors.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation of the City of Greenville respectfully requests the City Council of the City of Greenville to authorize, facilitate, and provide funding through the Public Works Department to add, repair, replace, and restore as needed those street signs and attachments in that Community.

This the 23rd day of August, 2022.



Andrew Morehead, Chair
Historic Preservation Commission

ATTEST:

Secretary

