



Agenda

Greenville City Council

December 8, 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 Robinson

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Rhonda Conner - Police Department Retiree

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

2. Appointments to Boards and Commissions
3. Appointment to the Animal Control Appeal Board

IX. New Business

Public Hearings

4. Ordinance to annex Parkside Bluffs, Lot B involving 1.402 acres located along the northern right-of-way of East 10th Street and 200+/- feet west of Parkside Drive
5. Ordinance requested by the City of Greenville, NC, for the use and benefit of Greenville Utilities Commission, to rezone 32.30 acres located roughly between Mumford Road and Pactolus Highway (Hwy 33 E) and west of Mills Street from RA20 (Residential-Agricultural) and R6 (Residential [High Density Multi-family]) to I (Industry)
6. Ordinance requested by Mann Farm Partners, LLC to rezone 0.48 acres located at the current terminus of Oakdowne Way from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)
7. Ordinance requested by 4 Life Properties, LLC to amend the Future Land Use and Character Map for 90.378 acres from the Industrial/Logistics (IL) and Potential Conservation/Open Space (PCOS) categories to the Traditional Neighborhood, Medium to High Density (TNMH) category for Tract 1 - 87.059 acres and Potential Conservation/Open Space (PCOS) category for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill
8. Resolution to Close Southpark Drive
9. First public hearing for the 2023-2027 Consolidated Plan

Other Items of Business

10. Approval of Sale of Former Greenville Utilities Commission Operations Center located on Mumford Road consisting of Twelve (12) parcels

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville,
North Carolina

Meeting Date: 12/08/2022

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, Planning and Zoning Commission, and Youth Council.

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

- 8 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 Council, Police Community Relations Committee, Planning and Zoning Commission, and Youth Council.

ATTACHMENTS

 [1174039 - December 2022 Boards and Commissions Appointments - 1 - COG.DOCX](#)

Appointments to Boards and Commissions

December 2022

Affordable Housing Loan Committee

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Deborah Spencer	1	Second term	Resigned	February 2023

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Diego Llerna	5	First term	Resigned	April 2021

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

Police Community Relations Committee

Council Liaison: Council Member At-Large Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Gary Davis (<i>Council Member Marion Blackburn</i>)	3	Filling unexpired term	Eligible	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

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 (8 open seats)	First term	Eligible	September 2022

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

District #: 3

Application 9/18/2022

Home Phone: (970) 227-9044

Business Phone:

Email: bethbee78@gmail.com

Sydney McLeod
22 Upton Ct
Greenville, NC 27858

District #: 4

Application 10/15/2022

Home Phone: (910) 635-8702

Business Phone:

Email: sydneyhmcLeod@gmail.com

Applicants for Environmental Advisory Commission

Chris Davis
1710 Sassafras Ct
Greenville, NC 27858
District #: 4

Application 10/20/2022
Home Phone: (336) 420-2435
Business Phone: (252) 355-7006
Email: cndavis320@yahoo.com

Applicants for Human Relations Council

Reginald Watson
211 Pin Oak Court
Greenville, NC 27834

Application 7/27/2020

Home Phone: (252) 355-3380

Business Phone: (252) 328-6684

Email: walston.tyrone@gmail.com

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

Chris Davis
1710 Sassafras Ct
Greenville, NC 27858
District #: 4

Application 10/20/2022
Home Phone: (336) 420-2435
Business Phone: (252) 355-7006
Email: cndavis320@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 12/08/2022

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: 12/08/2022

Title of Item: Ordinance to annex Parkside Bluffs, Lot B involving 1.402 acres located along the northern right-of-way of East 10th Street and 200+/- feet west of Parkside Drive

Explanation: A. SCHEDULE

1. Advertising date: November 26, 2022
2. City Council public hearing date: December 8, 2022
3. Effective date: December 8, 2022

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.402
4. Voting District: 3
5. Township: Grimesland
6. Zoning: Office (O) and General Commercial (CG)
7. Existing land use: Vacant
8. Anticipated land use: 12,000 square foot dental office
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: Eastern Pines
11. Greenville fire district: Station 6
12. Present tax value: \$91,658
13. Estimated tax value: \$800,000

Fiscal Note: Estimated tax value at full development is \$800,000

Recommendation: Approve the attached ordinance to annex Parkside Bluffs, Lot B

ATTACHMENTS

-  [Ordinance_-_Parkside_Bluff_Lot_B.pdf](#)
-  [Parkside 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 8th day of December, 2022, after due notice by publication in The Daily Reflector on the 26th day of November, 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 “Parkside Bluffs, Lot B”, involving 1.402+/- acres prepared by Green Engineering.

LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located along the northern right-of-way of East 10th Street and 200+/- feet west of Parkside Drive.

GENERAL DESCRIPTION:

Beginning at the northwest corner of the intersection of the right of way lines of E. 10th Street and Parkside Drive being an existing iron rebar, proceed N68-30-36W 133.04 ft to an existing iron rebar, thence N68-30-00W 18.02 ft to an existing iron rebar and also being the true point of beginning, thence from the True Point of Beginning the following courses and distances:

N68-25-38W 242.85 ft along and with the north right of way of E. 10th Street to a new iron rebar, thence leaving the right of way N24-37-30E 260.14 ft to an existing iron rebar, thence S68-30-08E 227.05 ft to an existing iron rebar, thence S21-08-36W 260.08ft back to the True Point of Beginning, containing 61,066 sq ft +/- or (1.402 acres +/-).

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 three. 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 three.

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 8th day of December, 2022.

ADOPTED this 8th day of December, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

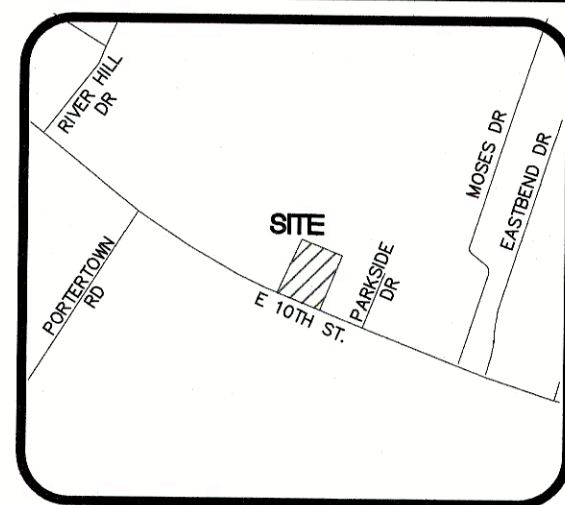
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing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

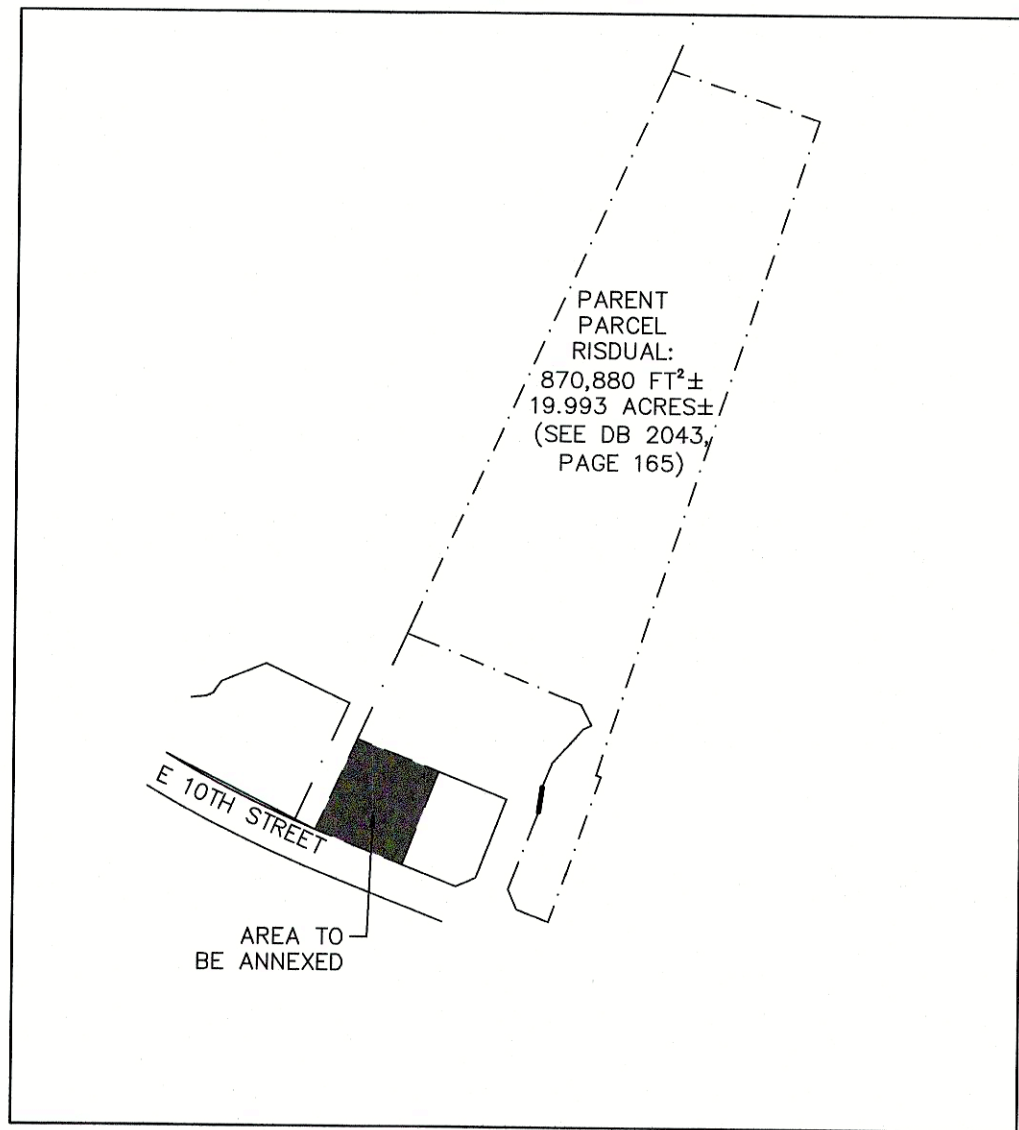
My Commission Expires: _____

1173509



VICINITY MAP
SCALE: 1"=1000'

OVERALL PARCEL
SCALE: 1"=500'



PARENT PARCEL
RESIDUAL:
870,880 FT² ±
19.993 ACRES ±
(SEE DB 2043,
PAGE 165)

AREA TO
BE ANNEXED

N/F
CITY OF GREENVILLE
PARCEL # 25584
MB. 52, PG. 117

N/F
STATE EMPLOYEES
CREDIT UNION
PARCEL # 84685
DB. 3647, PG. 326

N/F
BAYT SHALOM
PARCEL # 43764
DB. 379, PG. 135

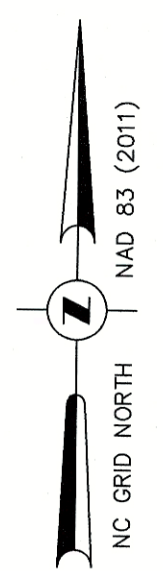
LOT B
61,066 FT² ±
1.402 ACRES ±
AREA TO BE
ANNEXED

N/F
BEACH ROAD HOLDINGS
PARCEL # 81042
DB. 3593, PG. 275

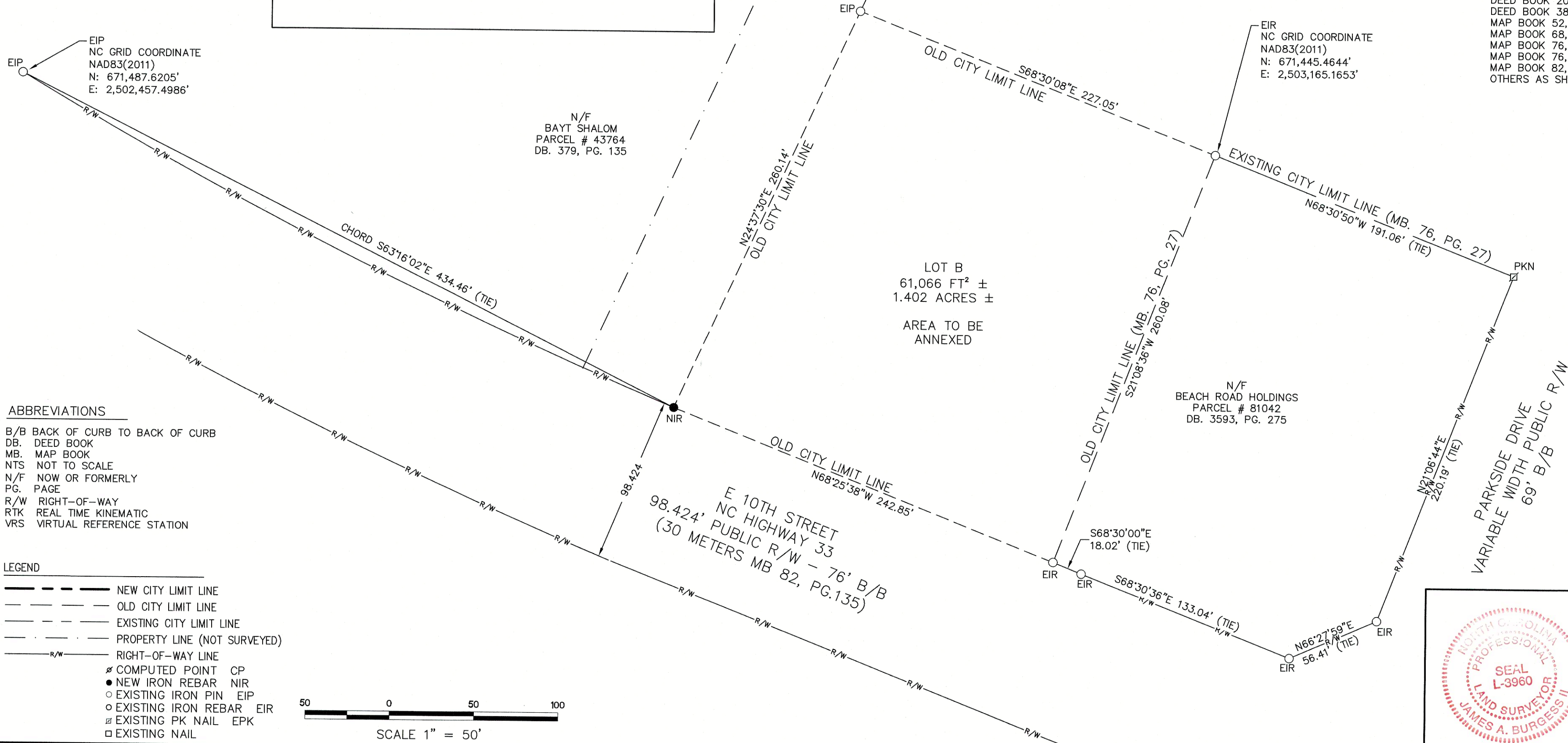
SURVEY NOTES:
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
NO HORIZONTAL CONTROL MONUMENT WAS FOUND WITHIN 2000'. THIS SURVEY WAS PERFORMED USING NC VRS RTK WITH A TRIMBLE R8 RECEIVER AND TIED TO NC STATE PLANE GRID NORTH.
HORIZONTAL CONTROL IS BASED ON NC STATE PLANE GRID NORTH, NAD83 (2011) AS DETERMINED BY GPS.
NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.
AREA COMPUTATION IS BY THE COORDINATE METHOD.
RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
THIS MAP IS EXEMPT FROM GS 47-30 AS PER GS 47-30 (J).

SITE DATA:
OWNER: V SLEW, LLC.
1528 EVANS STREET
GREENVILLE NC 27836
SITE ADDRESS: EAST 10TH STREET
GREENVILLE NC, 27858
PARCEL #: 10412 (PARENT TRACT)
REFERENCE: DEED BOOK 2043, PAGE 165
AREA: 1.402 ACRES ± (AREA TO BE ANNEXED)
PARENT TRACT - RESIDUAL: 19.993 ACRES ±

REFERENCES:
DEED BOOK 2043, PAGE 165
DEED BOOK 3809, PAGE 606
MAP BOOK 52, PAGE 117
MAP BOOK 68, PAGE 65
MAP BOOK 76, PAGE 14
MAP BOOK 76, PAGE 27
MAP BOOK 82, PAGE 135
OTHERS AS SHOWN HEREON



EIP
NC GRID COORDINATE
NAD83(2011)
N: 671,487.6205'
E: 2,502,457.4986'

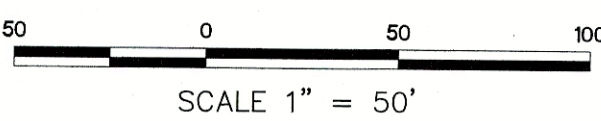


ABBREVIATIONS

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

LEGEND

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



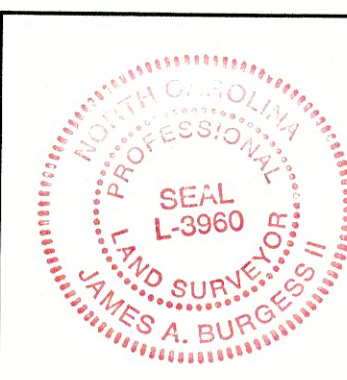
ANNEXATION PLAT
PARKSIDE BLUFFS, LOT B
BEING A PORTION OF THE PROPERTY RECORDED IN DEED BOOK 2043, PAGE 165

 303 GOLDSBORO ST. E P.O. BOX 609 WILSON, NC 27893 TEL. 252.237.5395 FAX 252.243.7489 OFFICE@greeneng.com NC FIRM LICENSE: P-0115	SURVEYED BY: HA	APPROVED: JAB
	DRAWN BY: GLB	DATE: 11/10/22
	CHECKED BY: AEM	SCALE: 1" = 50'

MAP NO.	PLATS RECORDED	BOOK	PAGE #

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

DATE _____ ORDINANCE NO. _____
1.402 ACRES
AREA
GRIMESLAND TOWNSHIP, PITT COUNTY, N.C.



SURVEYOR'S CERTIFICATION
I, JAMES A. BURGESS II, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 10TH DAY OF NOVEMBER, A.D., 2022.

JAMES A. BURGESS II
PROFESSIONAL LAND SURVEYOR L-3960

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

- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- 1) CLASS OF SURVEY: AA
 - 2) POSITIONAL ACCURACY: ≤0.10 US FEET
 - 3) TYPE OF GPS FIELD PROCEDURE: VRS RTK (NC GRID)
 - 4) DATE(S) OF SURVEY: SEPTEMBER 7-8, 2022
 - 5) DATUM/EPOCH: NC STATE PLANE NAD83(2011)
 - 6) PUBLISHED FIXED CONTROL USE: CORS STATION NCEC - PID:DL7337
 - 7) GEOID MODEL: 18
 - 8) COMBINED GRID FACTOR: 0.99989078
 - 9) UNITS: US SURVEY FEET

W:\MMG\22183\Survey\DWG\Greenville ALTA - BM - Annex.dwg Last Plotted by: GARY BALDWIN for Green Engineering on Thursday, November 10, 2022 @ 2:02:42 PM



City of Greenville, North Carolina

Meeting Date: 12/08/2022

Title of Item: Ordinance requested by the City of Greenville, NC, for the use and benefit of Greenville Utilities Commission, to rezone 32.30 acres located roughly between Mumford Road and Pactolus Highway (Hwy 33 E) and west of Mills Street from RA20 (Residential-Agricultural) and R6 (Residential [High Density Multi-family]) to I (Industry)

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on November 1, 2022.
On-site sign(s) posted on November 1, 2022.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on November 18, 2022.
Public hearing legal advertisement published on November 26, 2022 and December 3, 2022.

Comprehensive Plan:

The Future Land Use and Character Map recommends industrial/logistics (IL) between Mumford Road and Parker's Creek generally being the location of the Greenville Utilities Commission site transitioning to potential conservation/open space (PCOS) to either indicate environmental constraints or a buffer to the adjacent residential.

Industrial/Logistics

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

Intent:

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

Primary uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary uses:

Office

Commercial

Potential Conservation/Open Space

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

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

Intent:

- Conserve environmentally-sensitive land

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

Thoroughfare/Traffic Report Summary (Engineering Department):

Staff does not anticipate any change in intensity between the current and proposed zoning; therefore, a traffic volume report was not generated.

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

History/Background:

In 1969, the property was zoned to its current zoning.

Existing Land Uses:

Former location of Greenville Utilities Commission Operations Center.

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Tar River Watershed and Johnson Mill Run/Parker's Creek Watershed. If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

The property is located in the Special Flood Hazard Area. A Floodplain Development Permit and Erosion Control Plan will be required for impacts in the floodplain. Jurisdictional wetlands, streams and riparian buffers may exist on the property.

Surrounding Land Uses and Zoning:

North: R20 - Parker's Creek

South: I - Hudson Brothers Construction, Commercial Park, B & D Towing and a daycare; R6 - One (1) mobile home residence and two (2) vacant lots

East: RA20 - Three (3) single-family residences and woodlands

West: R6 - Two (2) single-family residences, three (3) vacant lots and five (5) vacant City-owned lots

Density Estimates:

Staff does not anticipate any change in intensity between the current and proposed zoning.

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 November 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_-_GUC.pdf](#)
-  [Minutes_-_GUC.pdf](#)

-  [GUC APO Map.pdf](#)
-  [GUC survey.pdf](#)
-  [RA20, R6 to I.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 8th day of December, 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 Primary Service Area;

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

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) and R6 (Residential [High Density Multi-family]) to I (Industry).

TO WIT: City of Greenville, NC for the use and benefit of Greenville Utilities Commission

LOCATION: Located roughly between Mumford Road and Pactolus Highway (Hwy 33 E) and west of Mills Street

DESCRIPTION: Being those certain tract of parcels of land lying and being situate in Greenville Township, Pitt County, North Carolina being bounded on the north by Parker Creek and the property of H. Dail Laughinghouse, III; on the east by the properties of Harriet Tice Jarman, Corrine C. Tice, BarTays Enterprises LLC and Grover F. & Patricia T. Black; on the south by Mumford Road (NCSR 1530) and on the west by the properties of City of Greenville, the southern right of way line of E. Gum Road, the eastern right of way line of Mills Street and the property of Icon Financial Securities, LLC and being more particularly and collectively described as follows:

BEGINNING at a point on the north right of way line of Mumford Road at the southwest corner of the property of Grover F. Black and wife Patricia T. Black as described in Deed Book 502, page 396, said beginning point being located 1938.84 feet easterly from the eastern right of way line of Van Dyke Street as measured along the north right of way line of Mumford Road; thence from said POINT OF BEGINNING so established along and with the northern right of way line of Mumford Road the following courses and distances: N 68°48'24" W 242.34 feet, N 68°35'41" W 423.50 feet, N 68°50'45" W 133.00 feet and N 68°41'00" W 290.00 feet to a point at the southeast corner of the property of City of Greenville as described in Deed Book 1078, Page 86; thence with the east line of said City of Greenville property N 22°19'00" E 152.53 feet to a point on the south line of Lot 13 of the L. C. Powell Sr. Sub-Division as recorded at Map Book 4, Page 103 and being the south line of the City of Greenville as described in Deed Book 1132, Page 193; thence with the south line of said Lot 13 and said City of Greenville property S 68°11'00" E 39.97 feet to a point at the southeast corner of said Lot 13 and said City of Greenville property; thence with the east line of said Lot 13 and said City of Greenville property N 22°19'00" E 150.00 feet to the southern right of way line of E. Gum Road; thence with the southern right of way line of E. Gum Road S 68°11'00" E 123.00 feet to the eastern right of way line of Mills Street as established by City Council Resolution number 00-19 as recorded in Deed Book 1014, Page 856 which closes a portion of E. Gum Road; thence with the eastern right of way line of Mills Street common with the western line of Lots 1-4, Block B, and Lots 1-3, Block C of the W. H. Mills Subdivision as recorded at Map Book 7, Page 98; a portion of said Mills Street eastern right of way line having been established by City Council Resolution number 00-18 as recorded in Deed Book 1014, Page 854 which closes a portion of Church Street; thence with the south line of Lot 4, Block C of said W. H. Mills Subdivision standing in the name of Icon Financial Securities, LLC as recorded in Deed Book 992, Page 159 S 68°11'00" E 127.00 feet to a point; thence with the east line of Lots 4 & 5, Block C of said W. H. Mills Subdivision and another parcel owned by the aforementioned Icon Financial Securities, LLC and along the east line of the City of Greenville property as recorded in Deed Book 1161, Page 86 N 22°19'00" E 522.02 feet to a point in the center of Parker Creek common with the south line of the property of H. Dail Laughinghouse, III as recorded in Deed Book 4139, Page 303; thence along and with the center of Parker Creek and the south line of said Laughinghouse property the following courses and distances: S 47°50'46" E 39.39 feet, S 64°57'57" E 43.98 feet, S

57°11'30" E 47.05 feet, S 67°08'32" E 43.28 feet, S 81°31'15" E 53.88 feet, S 81°21'14" E 46.01 feet, S 71°53'42" E 40.37 feet, S 73°03'39" E 49.16 feet, S 77°44'14" E 49.01 feet, S 64°53'18" E 157.40 feet, S 61°32'20" E 166.57 feet, S 57°27'27" E 90.27 feet, S 46°40'03" E 122.79 feet and S 45°17'34" E 130.73 feet to a point at the northwest corner of the property of Harriet Tice Jarman as recorded at Estate File 2011E, Page 147; thence with the west line of said Jarman property S 22°47'36" W 493.16 feet to a point; thence continuing with said Jarman property west line S 22°46'46" W 140.76 feet to a point at the northeast corner of the property of Corrine C. Tice as recorded at Deed Book N-49, Page 723; thence with the north line of said Tice property N 67°28'24" W 246.03 feet to a point; thence with the west line of said Tice property, the west line of the property of BarTays Enterprises LLC as recorded in Deed Book 3797, Page 486 and with the west line of the property of Grover F. Black and wife Patricia T. Black as recorded in Deed Book 502, Page 396 S 22°31'36" W 599.94 feet to the POINT OF BEGINNING containing 32.30 acres. This description is based on deeds and maps of record referenced herein and aerial photographs or calculated from information therein, and all bearings are based on Map Book 26, Page 160 or were adjusted from other sources to match Map Book 26, Page 160; no field survey has been performed by Spruill & Associates Inc. The source of title for the parcels within this composite legal description are as follows:

Deed Book, C-45, Page 233; Deed Book 1861, Page 718; Map Book 38, Page 83; Deed Book A-45, Page 727, Deed Book A-45, Page 466; Deed Book Z-53, Page 394; Deed Book 497, Page 455; Deed Book 485, Page 799; Deed Book 505, Page 65; Deed Book 580, Page 615; Deed Book 722, Page 567; Deed Book 641, Page 717; Deed Book 893, Page 841; Deed Book 973, Page 523; Deed Book 940, Page 619; Deed Book 877, Page 589; Deed Book 818, Page 131; Deed Book 818, Page 134.

All parcels encompassed by this description are within the Greenville city limits except for Parcel 22579, and all deeds and maps referenced herein are from the Pitt County Register Deeds.

Section 2. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

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

ADOPTED this 8th day of December, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1173598

Excerpt from the draft Planning & Zoning Commission Minutes (11/16/2022)

REQUEST BY THE CITY OF GREENVILLE, NC, FOR THE USE AND BENEFIT OF GREENVILLE UTILITIES COMMISSION, TO REZONE 32.30 ACRES LOCATED ROUGHLY BETWEEN MUMFORD ROAD AND PACTOLUS HIGHWAY (HWY 33 E) AND WEST OF MILLS STREET FROM RA20 (RESIDENTIAL-AGRICULTURAL) AND R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO I (INDUSTRY)

Chantae Gooby presented for staff. The property is located in the Tar River and Johnson Mill Run/Parkers Creek Run watersheds. Most of the surrounding area is vacant due to the City purchasing residential properties through the Buy-out program after Hurricane Floyd. No increase in traffic is anticipated. The property is currently zoned residential. Since this property has been owned and operated by Greenville Utilities Commission (GUC), which is a municipal use, it is allowed to operate in any zoning district. Since GUC is selling the property, the property needs to be rezoned to a more appropriate zoning district so that a private individual can use the property as it is currently developed. The Future Land Use Plan recommends industrial/logistics in the vicinity of the GUC property since it was recognized that the site will most likely stay in operation. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Plan. Therefore, staff recommends approval of the request.

Chairman Faison opened the public hearing.

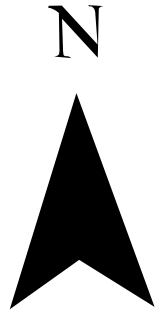
Phil Dixon, representing the applicant, spoke in favor. He explained that the property was original the bus garage for the school system. Later the property was sold to the City and GUC has operated on the site since that time. Currently, GUC is in the process of selling the property.

No one spoke in opposition.

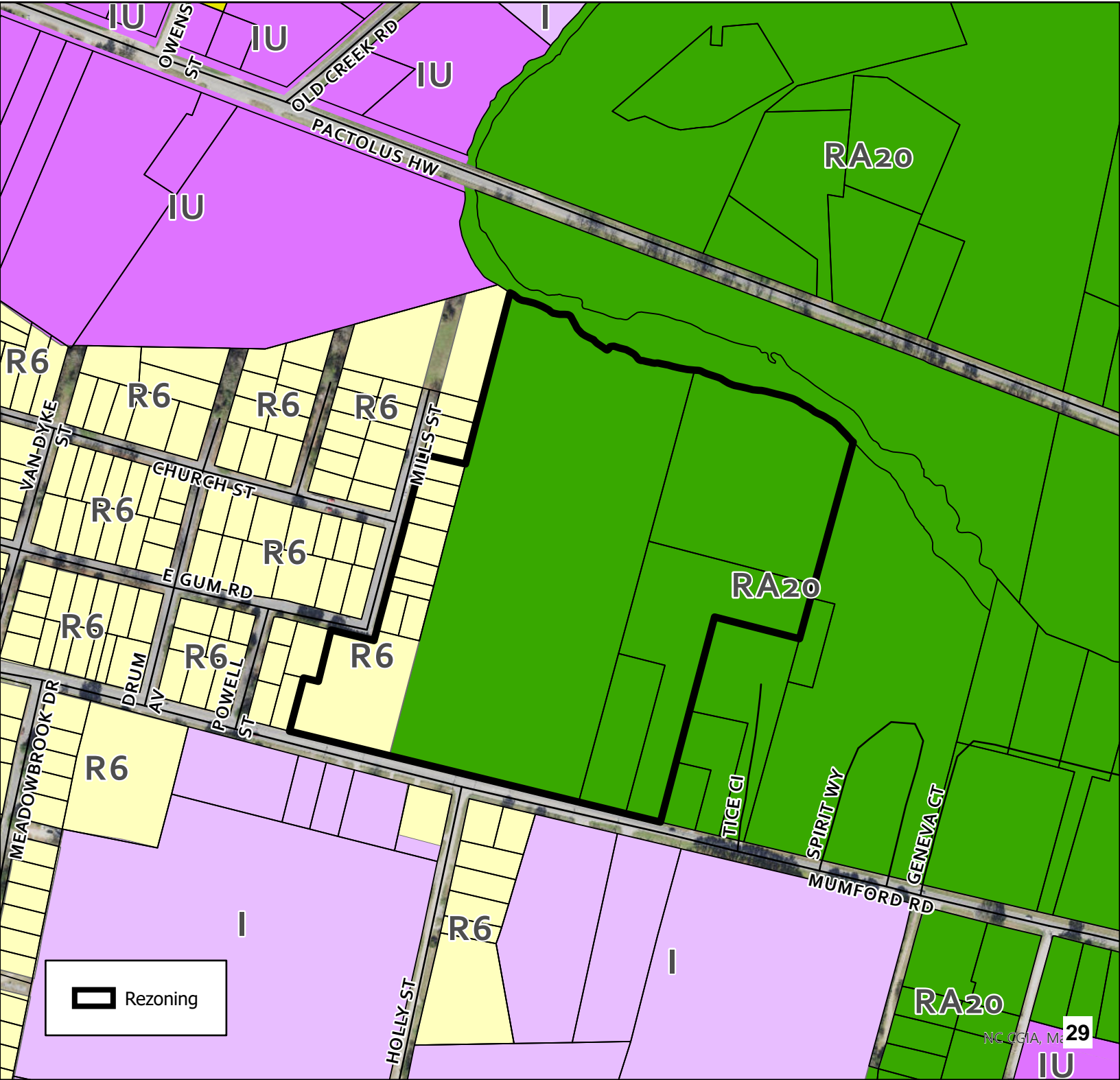
Chairman Faison closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Joyner, 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.

GUC
From: RA20, R6
To: I
Acres: 32.3
November 1, 2022



0 0.03 0.07 0.13 Miles



H. DAIL LAUGHINGHOUSE, III
D.B. 4139, P. 303
13436
RA20

LEGEND
O CALCULATED POINT
R/W RIGHT OF WAY
C.O.G. CITY OF GREENVILLE

CALL TABLE A-B
ALONG CENTER OF CREEK

S 47°50'46"E	39.39'
S 64°57'57"E	43.98'
S 57°11'30"E	47.05'
S 67°08'32"E	43.28'
S 81°31'15"E	53.88'
S 81°21'14"E	46.01'
S 71°53'42"E	40.37'
S 73°03'39"E	49.16'
S 77°44'14"E	49.01'
S 64°53'18"E	157.40'
S 81°32'20"E	166.57'
S 57°27'27"E	90.27'
S 46°40'03"E	122.79'
S 45°17'34"E	130.73'

SOURCE OF TITLE FOR SUBJECT PARCELS

PARCEL	DEED REFERENCE
32669	D.B. C-45, P. 233
22579	D.B. 1861, P. 718
49156	D.B. 1861, P. 718
	M.B. 39, P. 83
28948	D.B. A-45, P. 727
	D.B. A-45, P. 466
	D.B. Z-53, P. 394
	D.B. 497, P. 455
	D.B. 485, P. 799
	D.B. 505, P. 65
	D.B. 580, P. 615
	D.B. 722, P. 567
	D.B. 641, P. 717
	D.B. 853, P. 841
16494	D.B. 973, P. 523
16145	D.B. 940, P. 619
01791	D.B. 877, P. 589
23655	D.B. 877, P. 589
23656	D.B. 877, P. 589
16882	D.B. 818, P. 131
16878	D.B. 818, P. 131
16884	D.B. 818, P. 131

SEE ALSO D.B. 1014, P. 854 & 856 FOR CITY COUNCIL RESOLUTIONS 00-18 & 00-19 CLOSING PORTIONS OF CHURCH ST. & E. GUM RD.

SEE ALSO:
D.B. M-41, P. 75
M.B. 6, P. 34
M.B. 6, P. 18
M.B. 26, P. 160
M.B. 29, P. 24
M.B. 39, P. 83
M.B. 4, P. 103
PITT COUNTY REGISTRY

NOTES

- THIS IS A REZONING REQUEST COMPOSITE BOUNDARY MAP OF PITT COUNTY TAX PARCELS 28948, 32669, 22579, 49156, 16145, 16494, 01791, 23655, 23656, 16882, 16878, 16884
- THESE LOTS ARE LOCATED IN SPECIAL FLOOD HAZARD AREA, ZONE AE, PER FEMA FIRM NO. 3720468800K, DATED 7/7/2014
- THIS MAP WAS PREPARED USING DEEDS AND OF RECORD AND AERIAL PHOTOGRAPHY AND NO FIELD SURVEY OF THESE PROPERTIES WAS PERFORMED BY SPRUILL & ASSOCIATES INC.
- ALL BEARINGS SHOWN HEREON ARE FROM M.B. 26, P. 160 OR HAVE BEEN ADJUSTED TO MATCH THE BEARING BASIS OF M.B. 26, P. 160
- THE LOCATION OF IMPROVEMENTS, UTILITIES, EASEMENTS AND OTHER MATTERS OF RECORD IS NOT A PART OF THIS SURVEY

HARRIET TICE JARMAN
ESTATE FILE 2011E, P. 147
22583
RA20

STATE OF NORTH CAROLINA, PITT COUNTY
I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD AS REFERENCED HEREON AND THAT NO FIELD SURVEY WAS PERFORMED IN THE PREPARATION OF THIS COMPOSITE PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 31 DAY OF OCTOBER 2022.

Stephen N. Spruill
STEPHEN N. SPRUILL L-2723



THOMAS HARRIS TICE, JR.
ESTATE FILE 2011E, P. 147

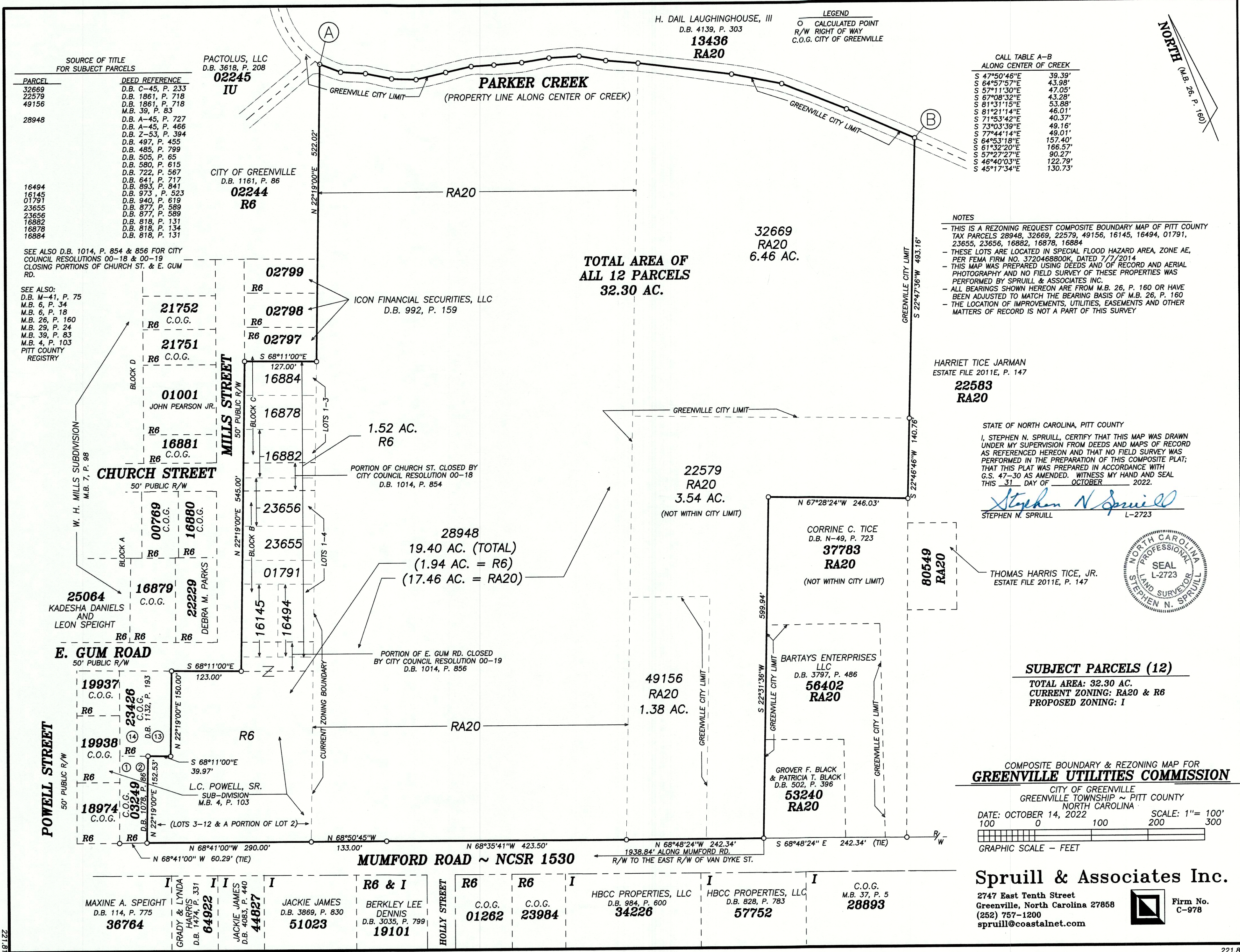
SUBJECT PARCELS (12)
TOTAL AREA: 32.30 AC.
CURRENT ZONING: RA20 & R6
PROPOSED ZONING: I

COMPOSITE BOUNDARY & REZONING MAP FOR GREENVILLE UTILITIES COMMISSION

CITY OF GREENVILLE
GREENVILLE TOWNSHIP ~ PITT COUNTY
NORTH CAROLINA
DATE: OCTOBER 14, 2022 SCALE: 1" = 100'
100 0 100 200 300
GRAPHIC SCALE - FEET

Spruill & Associates Inc.
2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200
spruill@coastalnet.com

Firm No. C-978



TOTAL AREA OF ALL 12 PARCELS 32.30 AC.

32669 RA20 6.46 AC.

22579 RA20 3.54 AC. (NOT WITHIN CITY LIMIT)

28948 19.40 AC. (TOTAL) (1.94 AC. = R6) (17.46 AC. = RA20)

49156 RA20 1.38 AC.

37783 RA20 (NOT WITHIN CITY LIMIT)

56402 RA20

53240 RA20

80549 RA20

02245 IU

02244 R6

02799 R6

02798 R6

02797 R6

21752 R6 C.O.G.

21751 R6 C.O.G.

01001 JOHN PEARSON JR. R6

16881 R6 C.O.G.

CHURCH STREET 50' PUBLIC R/W

00769 R6 C.O.G.

16880 R6 C.O.G.

25064 KADESHA DANIELS AND LEON SPEIGHT R6 R6

E. GUM ROAD 50' PUBLIC R/W

19937 R6 C.O.G.

23426 R6 C.O.G.

19938 R6 C.O.G.

18974 R6 C.O.G.

03249 R6 C.O.G.

03249 R6 C.O.G.

18974 R6 C.O.G.

36764 R6 C.O.G.

64922 R6 C.O.G.

44827 R6 C.O.G.

51023 R6 C.O.G.

19101 R6 & I C.O.G.

01262 R6 C.O.G.

23984 R6 C.O.G.

34226 R6 C.O.G.

57752 R6 C.O.G.

28893 R6 C.O.G.

NORTH
(M.B. 26, P. 160)

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

	o.	Nursing, convalescent or maternity home; major care facility
	o(1).	Nursing, convalescent or maternity home; minor care facility
(3) Home Occupations		
	a.	Home occupation; not otherwise listed
	b.	Home occupation; barber and beauty shop
	c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental		
	a.	Public utility building or use
(5) Agricultural/Mining		
	b.	Greenhouse or plant nursery; including accessory sales
	m.	Beekeeping; major use
	n.	Solar energy facility
(6) Recreational/Entertainment		
	a.	Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None		
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	d.	Cemetery
	g.	School; junior and senior high (see also section 9-4-103)
	h.	School; elementary (see also section 9-4-103)
	i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None		
(10) Retail Trade - None		
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing - None		
(15) Other Activities (not otherwise listed - all categories) - None		
R6 (RESIDENTIAL) - PERMITTED USES		
(1) General		
	a.	Accessory use or building
	c.	On-premise signs per Article N
(2) Residential		
	a.	Single-family dwelling
	b.	Two-family attached dwelling (duplex)
	b(1).	Master Plan Community per Article J
	c.	Multi-family development per Article I
	f.	Residential cluster development per Article M
	k.	Family care homes (see also 9-4-103)
	q.	Room renting
(3) Home Occupations - None		

(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	l. Group care facility
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	p. Board or rooming house
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	

(8) Services	
	a. Child day care facilities
	b. Adult day care facilities
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	m. Multi-purpose center
	t. Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
EXISTING ZONING	
I (INDUSTRY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	b. Internal service facilities
	c. On-premise signs per Article N
	d. Off-premise signs per Article N
	e. Temporary uses; of listed district uses
	f. Retail sales; incidental
	g. Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
	a. Public utility building or use
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
	e. County government operation center
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	b. Greenhouse or plant nursery; including accessory sales
	e. Kennel (see also section 9-4-103)
	f. Stable; horse only (see also section 9-4-103)
	g. Stable; per definition (see also section 9-4-103)

	h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
	i.	Livestock sales pavilion, auditorium, yard, distribution or transshipment facility
	j.	Quarrying, mining, excavation and works including material storage and distribution; sand, stone gravel
	l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment		
	f.	Public park or recreational facility
	g.	Private noncommercial park or recreational facility
	m(1).	Dining and entertainment establishment (see also section 9-4-103)
	p.	Circus, carnival, or fair
(7) Office/Financial/Medical		
	b.	Operation/processing center
	c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	g.	Catalogue processing center
(8) Services		
	n.	Auditorium
	s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	w.	Digital broadcast studio (see also section 9-4-103)
	y.	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular telephone and wireless communication towers
	y(4)	Distributed Antenna System (See also 9-4-103 (Q))
	z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
	gg.	Vocational rehabilitation center
	nn.	Industrial laundries
	uu.	Modular data processing facility
	vv.	Data processing center
(9) Repair		
	a.	Major repair; as an accessory or principal use
	b.	Minor repair; as an accessory or principal use
	c.	Upholsterer; automobile, truck, boat, or other vehicle, trailer or van
	d.	Upholsterer; furniture
	e.	Furniture refinishing, stripping, or repair facility
	f.	Appliance; household and office equipment repair
	h.	Appliance; commercial and industrial equipment repair not otherwise listed
(10) Retail Trade		

	b.	Gasoline or automotive fuel sales; accessory or principal use, retail
	h.	Restaurant; conventional
	i.	Restaurant; fast food
	cc.	Farm supply and commercial implement sales
	dd.	Industrial implement, machinery or tool sales
(11) Wholesale/Rental/Vehicle-Mobile Home Trade		
	a.	Wholesale; durable and nondurable goods, not otherwise listed
	d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	e.	Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
(12) Construction		
	a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	b.	Licensed contractor; general electrical, plumbing, mechanical, etc... including outside storage
	c.	Construction office; temporary, including modular office (see also section 9-4-103)
	d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation		
	a.	Railroad freight or distribution and/or passenger station
	d.	Truck terminal or distribution center
	e.	Parcel delivery service
	f.	Ambulance service
	g.	Airport and related activities; private
	h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing		
	a.	Ice plant and freezer lockers
	b.	Dairy; production, storage, and shipment facilities
	c.	Bakery; production, storage, and shipment facilities
	d.	Stone or monument cutting, engraving
	e.	Mobile home repair or rework facility; no sales allowed
	g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
	h.	Engraving; metal, glass or wood
	j.	Moving and storage; including outside storage
	k.	Mini-storage warehouse, household; excluding outside storage
	l.	Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
	m.	Warehouse; accessory to approved commercial or industrial uses within the district; excluding outside storage

	n.	Petroleum (bulk) storage facility; excluding retail sales
	o.	Feed and grain elevator, mixing, redrying, storage or sales facility
	p.	Tobacco redrying or processing plant
	q.	Fertilizer or lime manufacture or bulk storage
	r.	Manufacturing of acid, toxic chemicals or other hazardous materials or explosive products not otherwise listed
	s.	Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
	t.	Manufacture of nonhazardous medical supplies or medical products, including distribution
	u.	Tire recapping or retreading plant
	v.	Bottling or packing plant for nonhazardous materials or products
	w.	Bottling or packing plant for hazardous, flammable or explosive materials or products
	y.	Recycling collection station or facilities
	z.	Metallurgy, steel fabrication, welding
	aa.	Meat, poultry, or fish processing or packing plant
	bb.	Slaughterhouse
	cc.	Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and related materials
(15) Other Activities (not otherwise listed - all categories) - None		
I (INDUSTRY) - SPECIAL USES		
(1) General - None		
(2) Residential		
	i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	j.	Residential quarters for resident manager, supervisor or caretaker; including mobile home
(3) Home Occupations - None		
(4) Governmental		
	f.	Correctional facility
(5) Agricultural/Mining		
	m.	Beekeeping; major use
(6) Recreational/Entertainment		
	e.	Miniature golf or putt-putt course
	i.	Commercial recreation; indoor and outdoor, not otherwise listed
	k.	Firearm ranges; indoor or outdoor
(7) Office/Financial/Medical		
	a.	Office; professional and business, not otherwise listed
(8) Services		
	a.	Child day care facilities
	b.	Adult day care facilities
	l.	Convention center; private

	s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
(9) Repair - None		
(10) Retail Trade		
	j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None		
	g.	Mobile home sales including accessory mobile home office
(12) Construction - None		
(13) Transportation - None		
(14) Manufacturing/Warehousing		
	f.	Junkyard, automobile graveyard or materials reclamation facility
	x.	Sanitary landfill or incinerator; public or private
(15) Other Activities (not otherwise listed - all categories)		
	c.	Other activities; commercial services not otherwise listed
	e.	Other activities; industrial uses 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: 12/08/2022

Title of Item: Ordinance requested by Mann Farm Partners, LLC to rezone 0.48 acres located at the current terminus of Oakdowne Way from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial)

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 4, 2022.
On-site sign(s) posted on October 4, 2022.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on November 18, 2022.
Public hearing legal advertisement published on November 26, 2022 and December 3, 2022.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, medium-high density (TNMH) along the southern right-of-way of East 10th Street generally between Oakdowne Way and Pinewood Memorial Park, transitioning to traditional neighborhood, low-medium density (TNLM) to the west. Further, PCOS is shown between the commercial to the north and the surrounding residential as well as to the west and south of the subject property.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key

intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Multi-family residential

Small-scale institutional/civic (churches and school)

Potential Conservation/Open Space

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

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

Intent:

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

Thoroughfare/Traffic Report Summary (Engineering Department):

Staff does not anticipate any change in density between the current and proposed zoning; therefore, a traffic volume report was not generated.

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

History/Background:

In 1972, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned to its current zoning.

This property was rezoned to its current zoning on October 14, 2021.

Existing Land Uses:

One (1) single-family residence and farmland

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 Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area and Floodway. A Floodplain Development Permit and Erosion Control Plan will be required for impacts in the floodplain. A No-Rise certification will be required for any impacts in the floodway. Jurisdictional wetlands may exist on the property. Jurisdictional streams and riparian buffers do exist on the property.

Surrounding Land Uses and Zoning:

North: CH - Two (2) cellular towers

South: OR - Vacant (under common ownership of applicant)

East: CG - Vacant (under common ownership of applicant)

West: R6A - Vacant (under common ownership of applicant)

Density Estimates:

Staff does not anticipate any change in density between the current and proposed zoning.

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 October 18, 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_-_Mann_Farm_Partners.pdf](#)
-  [Min_Excerpt_Mann_Farm_RZ.pdf](#)
-  [Mann Farm apo map.pdf](#)
-  [Mann Farm survey.pdf](#)
-  [OR to CG.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 8th day of December, 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 Primary Service Area;

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

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

TO WIT: Mann Farm Partners, LLC

LOCATION: Located at the current terminus of Oakdowne Way

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

Beginning at the southern terminus of the western right-of-way of Oakdowne Way thence from said point of beginning and with the northern property line of the Mann Farm Partners, LLC property S 75°57'00" E, 393.50 feet, thence leaving the northern line of the Mann Farm Partners, LLC property S 27 °23'38" E, 66.71 feet, thence N 75°57'00" W 438.53 feet, thence N 15°03'09" E, 50.01 feet to the point of beginning containing 0.48 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 8th day of December, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1172652

Excerpt from the adopted draft Planning & Zoning Commission Minutes (10/18/22)

REQUEST BY MANN FARM PARTNERS, LLC TO REZONE 0.48 ACRES LOCATED AT THE CURRENT TERMINUS OF OAKDOWNE WAY FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CG (GENERAL COMMERCIAL).

Chantae Gooby presented for staff. It is located in the Hardee Creek watershed. If stormwater is required it will be 10-year detention. None of the property is located in a special hazard area. There may be some wetlands but there are no streams or buffers. The property is currently zoned OR (Office-Residential [High Density Multi-family]) and the request is for CG (General Commercial). The purpose of this rezoning is to create an area for future commercial development along Mann Farm Road to be able to connect to Oakdowne Way and use the traffic signal at Oakdowne Way and E. 10th Street for ingress and egress. The Future Land Use Plan recommends commercial along E. 10th Street. It transitions into Low to Medium Density Residential and there is also some potential conservation area. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Plan. Therefore, staff recommends approval of the request.

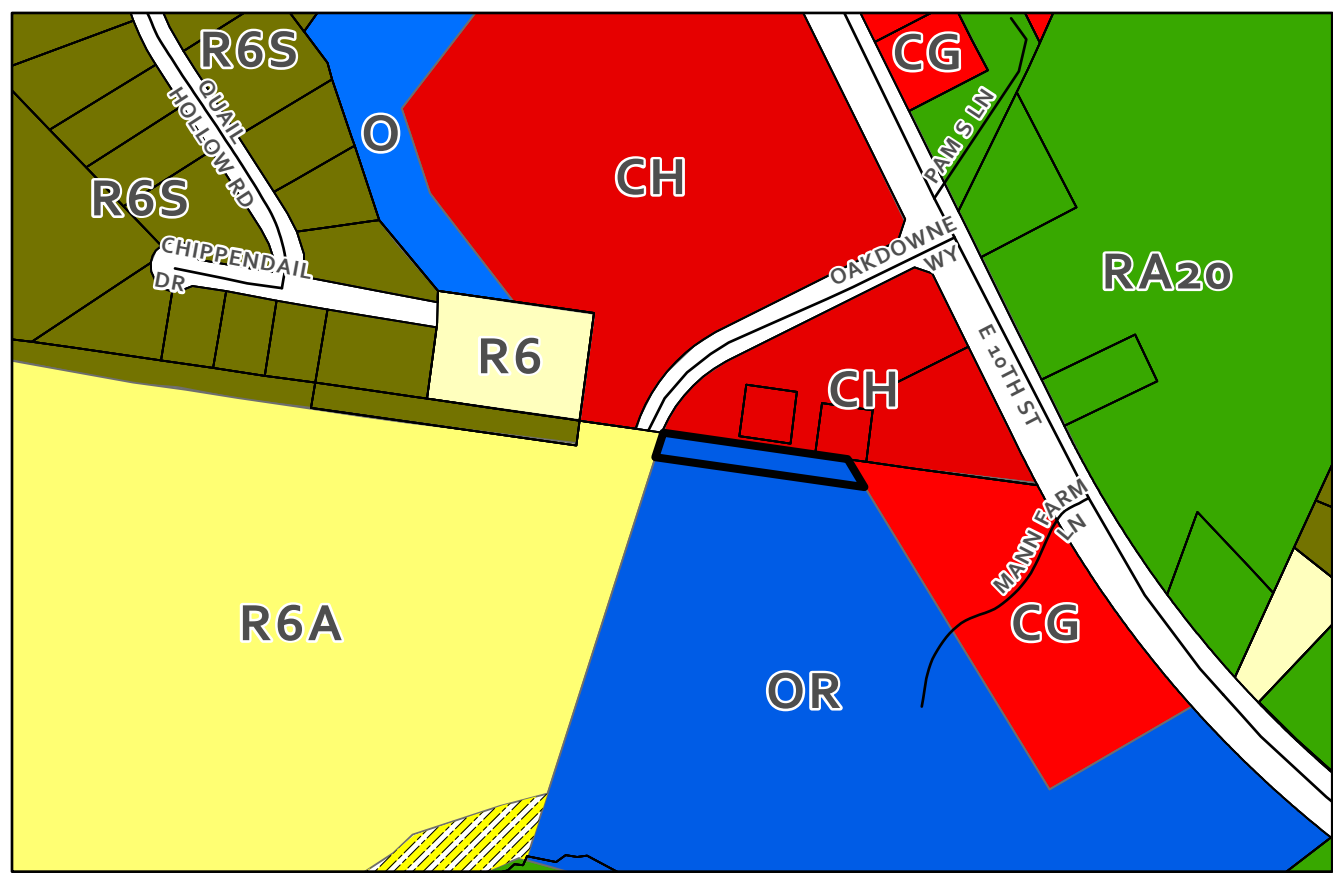
Chairman Faison opened the public hearing.

Scott Anderson spoke in favor. He stated that the basic purpose of this rezoning request was to clean up some zoning lines in this area. This rezoning will allow for the existing commercial property along E 10th Street to have access to Oakdowne Way and use the signalized intersection at E. 10th Street and Oakdowne Way to get onto E. 10th Street.

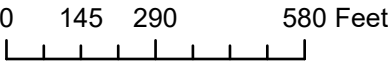
No one spoke in opposition.

Chairman Faison closed the public hearing.

Motion made by Mr. Thomas, seconded by Mr. Joyner, 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.



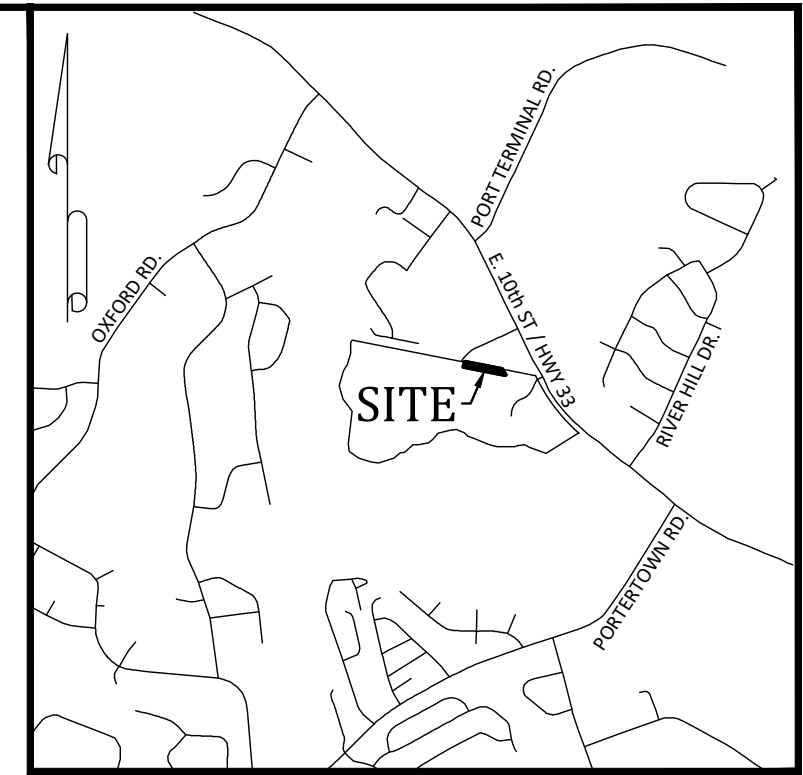
- Parcels
- Rezoning



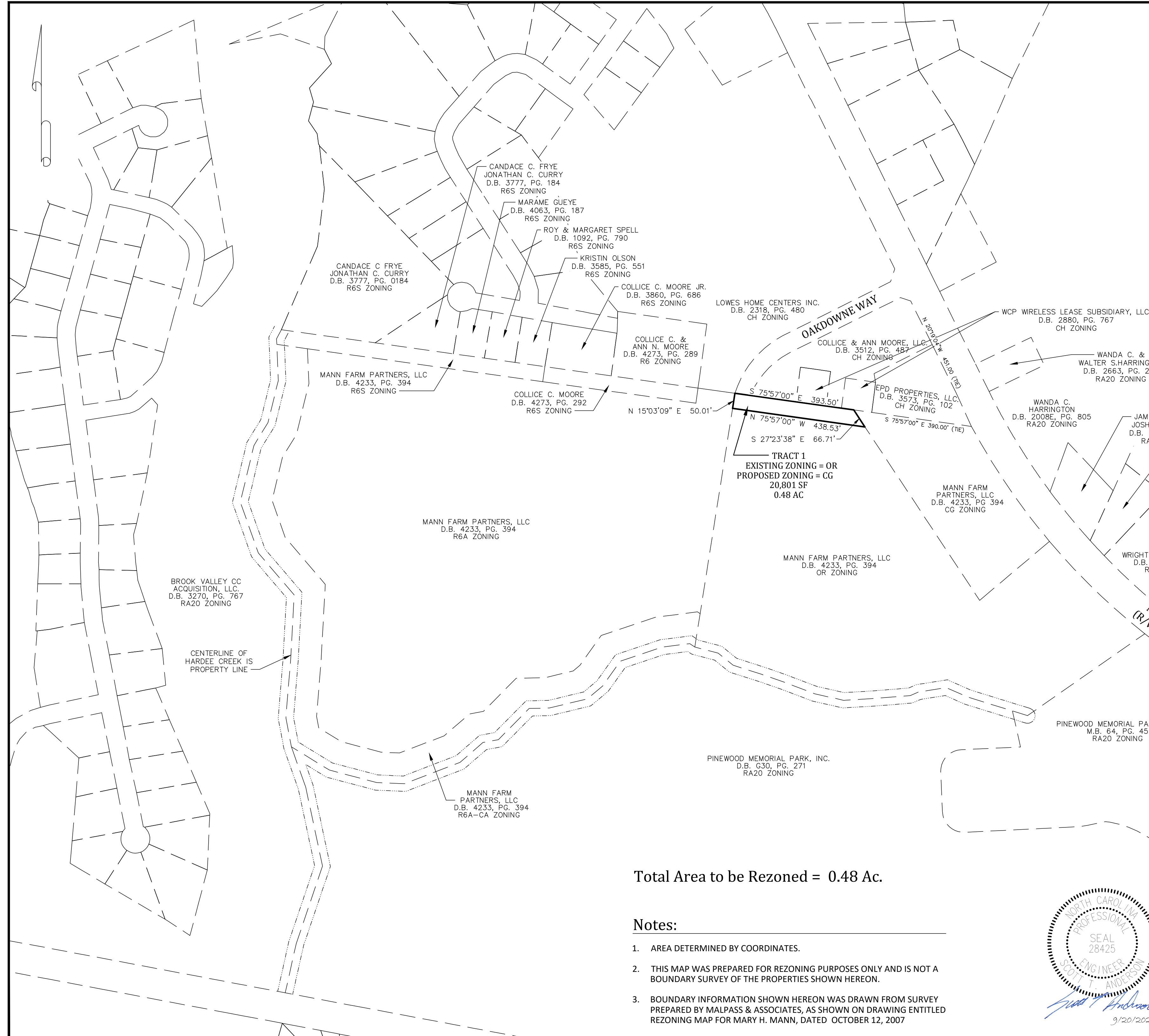
Mann Farms
Partners, LLC

From: OR
To: CG
Acres .48





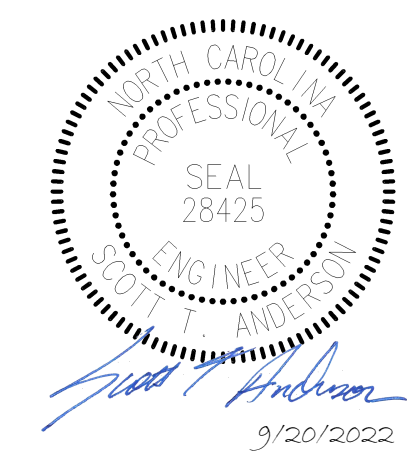
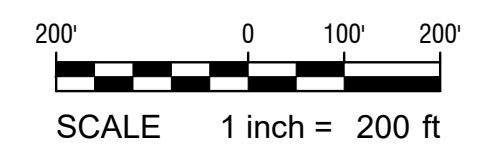
Vicinity Map
SCALE: 1" = 2000'



Total Area to be Rezoned = 0.48 Ac.

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 SURVEY PREPARED BY MALPASS & ASSOCIATES, AS SHOWN ON DRAWING ENTITLED REZONING MAP FOR MARY H. MANN, DATED OCTOBER 12, 2007



<p>ARK CONSULTING GROUP, PLLC ENGINEERS & PLANNERS www.arkconsultinggroup.com</p>	<p>2755-B Charles Blvd Greenville, NC 27858 252.558.0888 NC License: P-1199</p>	
	<p>REZONING MAP FOR MANN FARM PARTNERS, LLC REFERENCE DEED BOOK 4233, PAGE 394 OF THE PITT COUNTY REGISTRY CITY OF GREENVILLE, PITT COUNTY, NC</p>	
<p>SCALE 1" = 200'</p>	<p>DATE 9-20-2022</p>	<p>SHEET 1 of 1</p>

D:\Ark Dropbox\01 - Projects\Active\Mann Farm Rezoning.dwg - Mann Farm - NC 33\0 - Final\03 - Final\03 - Mann Farm Rezoning.dwg, Rezoning Map, EricWebb, Tue Sep 20, 2022 at 11:01am

CURRENT 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.	Digital broadcast studio (see also section 9-4-103)
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
jj.	Health services not otherwise listed including not limited to speech, physical and occupational therapy
ss.	Tattooing
tt.	Microblading

(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.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside 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
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(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
PROPOSED 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
x.	dance studio
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.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
ss.	Tattooing
tt.	Microblading
(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)
	ll. Grocery store
(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
	e. Parcel delivery service
	h. Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
	c. Bakery; production, storage, and shipment facilities
(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
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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: 12/08/2022

Title of Item: Ordinance requested by 4 Life Properties, LLC to amend the Future Land Use and Character Map for 90.378 acres from the Industrial/Logistics (IL) and Potential Conservation/Open Space (PCOS) categories to the Traditional Neighborhood, Medium to High Density (TNMH) category for Tract 1 - 87.059 acres and Potential Conservation/ Open Space (PCOS) category for Tract 2 - 3.319 acres for the property located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill

Explanation: When property is requested to be rezoned, staff relies on Horizons: Greenville's Community Plan and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to re-designate the future land use for the subject property.

Comprehensive Plan:

Currently, the Future Land Use and Character Map recommends commercial (C) at the southwestern corner of the intersection of Allen Road and the CSX Railroad (RR) transitioning to industrial/logistics (IL) which is roughly bounded by Allen Road, Allen Ridge Duplexes, the Southwest Bypass and the CSX RR. Further, the Future Land Use and Character recommends potential conservation/open space (PCOS) along Greens Mill Run.

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

Industrial/Logistics

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

Intent:

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

Primary Uses:

Industrial

Light industrial

Research and assembly

Warehousing

Secondary Uses:

Office

Commercial

Potential Conservation/Open Space

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

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

Intent:

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

Proposed Land Use Category

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Current Conditions:

Currently, the property is farmland and is zoned IU (Unoffensive Industry) and CH (Heavy Commercial). The property was rezoned to its current zoning January 2022.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 5,256 trips to and from the site on Allen Rd, which is a net increase of 3,464 additional trips per day (over current land use).

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

Surrounding Land Uses and Zoning:

North: IU- Pitt County Landfill and MCH - Farmland

South: IU and CH - Woodridge Corporate Park

East: RA20 - Five (5) single-family residences and CH - Mobile home park

West: IU - Woodridge Corporate Park

Density:

Under the current categories, the site could accommodate 100,000+/- square feet of licensed contractor office (including supplies and equipment), 50,000+/- square feet of manufacturing of hazardous and non-hazardous materials, and 170,000+/- square feet of mini-storage.

Under the proposed categories, the site could accommodate 450-500 multi-family units (1, 2 and 3 bedroom units) and 175-200 single-family lots.

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

History:

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

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine

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

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

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

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

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

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

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

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

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

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use

and Character Maps were presented to gather ideas, input, and comments from all interested parties.

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

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

Similarities to the past plan:

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

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

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

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

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

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

Fiscal Note:

No cost to the City.

Recommendation:





One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". On the current Future Land Use and Character Map, the property is designated for industrial/commercial uses. Further, industrial/commercial uses are recommended on the Future Land Use Plan Map and are zoned as such to the north, south and west of the subject property. This could potentially result in a "pocket" of residential development surrounded on three (3) of industrial/commercial uses.

Staff is of the opinion that this request is not conducive for sustainable development practices, does not promote the desired urban form nor is it desirable and in the public interest. In staff's opinion, the proposed Future Land Use and Character Map amendment does not fulfill the principles that guided the Comprehensive Plan Committee (CPC) and does not promote the desired urban form. The current Future Land Use and Character Map depicts a more sustainable development practice by recognizing this area much more suitable for non-residential uses.

Therefore, staff recommends denial.

The Planning and Zoning Commission voted to approve (4:1) the request at its October 18, 2022 meeting.

ATTACHMENTS

-  [Ordinance_-_4_Life_Properties_FLUM.pdf](#)
-  [Minutes_-_4_Life_Properties_FLUP.pdf](#)
-  [4 Life apo map.pdf](#)
-  [4 Life Traffic.pdf](#)

ORDINANCE NO. 22-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of December, 2022, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

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

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

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

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

Section 1. The Future Land Use and Character Map is hereby amended by designating the subject property from industrial/logistics (IL) and potential conservation/open space (PCOS) to traditional neighborhood, medium-high density (TNMH) for 87.059 +/- acres located along the western right-of-way of Allen Road and adjacent to the Pitt County Landfill.

GENERAL DESCRIPTION: Beginning at a point on the western right of way of NCSR 1203(Allen Road). Said point being the southeastern corner of the John Moye, Jr. property as described in Deed Book X-47, Page 731 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

With the western right of way of NCSR 1203(Allen Road), S 31°39'25" W 178.17', S32°05'12" W 93.09', and S 32°59'40" W 139.50' and thence S 32°24'26" W 79.24', S 74°47'58" W 75.25', thence S 09°19'20" W 129.37', thence S 32°24'26" W 64.75', thence leaving said right of way, N 57°25'32" W 233.33', thence S 31°40'55" W 112.42', thence S 58°45'19" E 232.21' to the western right of way NCSR 1203 (Allen Road), thence with the western right of right of Allen Road S 32°25'45" W 67.25', thence leaving said right of way N 57°48'38" W 13.23', thence N 57°40'09" W 383.70', thence S 33°19'37" W 240.72', thence S 56°28'19" E 270.21', thence S 33°58'43" W 112.83', thence S 56°01'35" E 48.81', thence S

31°06'48" W 311.41', thence N 46°55'04" W 20.59', thence N 71°35'36" W 160.20', thence N 78°10'53" W 46.32' thence N 78°10'53" W 14.92', thence N 55°28'49" W 58.87', thence N 55°28'49" W 27.77', thence N 59°27'03" W 126.89', thence N 66°47'12" W 36.35', thence N 89°45'37" W 30.07', thence N 67°01'53" W 88.15', thence S 60°48'21" W 14.64', thence N 66°54'16" W 14.65', thence N 74°33'57" W 35.83', thence N 38°44'14" W 68.12', thence N 57°59'15" W 44.14', thence N 85°57'04" W 81.60', thence N 74°47'39" W 53.58', thence N 54°34'30" W 43.43', thence N 41°58'49" W 27.24', thence N 86°10'22" W 26.10', thence N 58°22'48" W 24.02', thence N 35°05'48" W 48.47', thence N 85°02'59" W 30.49', thence S 81°48'37" W 47.77', thence N 41°33'17" W 37.84', thence S 85°57'19" W 21.08', thence N 66°05'34" W 35.49', thence S 77°43'12" W 17.88', thence N 48°30'19" W 69.49', thence N 61°51'39" W 48.30', thence N 38°34'10" W 72.82', thence N 68°40'55" W 63.31', thence N 21°03'43" W 40.97', thence N 29°24'42" W 14.32', thence N 56°15'49" W 45.89', thence S 62°30'44" W 61.97', thence S 80°58'43" W 36.39', thence N 43°17'42" W 55.98', thence N 84°30'06" W 34.66', thence N 34°04'19" W 27.77', thence N 71°13'08" W 20.16', thence S 86°28'56" W 23.09', thence N 48°35'54" W 38.81', thence N 19°03'59" W 27.77', thence N 60°52'52" W 36.70', thence S 77°39'47" W 14.13', thence N 50°20'04" W 54.38', thence S 66°17'56" W 50.56', thence N 63°08'24" W 21.23', thence N 37°31'05" W 15.81', thence N 79°47'37" W 25.22', thence N 55°57'38" W 44.62', thence N 00°53'49" W 30.06', thence N 27°44'57" W 19.26', thence N 57°58'44" W 22.09', thence N 33°22'46" W 59.75', thence N 53°20'49" W 29.77', thence N 35°03'07" E 313.52', thence N 11°18'05" E 396.75', thence N 06°34'06" E 142.37', thence N 66°41'29" E 13.46', thence N 76°37'36" E 525.22', thence N 53°16'11" E 66.10', thence N 50°02'13" E 235.46', thence N 01°57'17" W 102.00' thence N 81°01'55" W 87.80' thence N 86°01'51" E 193.04' thence S 12°14'40" W 156.21', thence S 61°32'32" E 189.27', thence S 59°18'31" E 106.01', thence S 57°08'15" E 640.97', thence N 32°51'45" E 150.00' thence N 33°25'40" E 24.45', thence N 07°27'18" E 10.03', thence N 24°58'56" E 464.40', thence S 64°18'23" E 165.75', thence S 64°25'26" E 298.12', thence S 25°11'47" W 496.74', thence S 54°57'41" E 461.13' to the point of beginning containing **87.059** acres described in Deed Book 4292, Page 396 of the Pitt County Register of Deeds.

Section 2. The Future Land Use and Character Map is hereby amended by designating the subject property from industrial/logistics (IL) and potential conservation/open space (PCOS) to potential conservation/open space (PCOS) for 3.319 +/- acres located west of Allen Road and adjacent to the Pitt County Landfill.

GENERAL DESCRIPTION: Beginning at the southeastern corner of the Pitt County Transfer Station. Said point being the southeastern corner of the Pitt County Transfer Station as described in Deed Book L-42, Page 69 of the Pitt County Register of Deeds Office. From the above described beginning, so located, running thence as follows:

Leaving the southeastern corner, S 32°51'45" W 150.00', thence N 57°08'15" W 640.97', thence N 59°18'31" W 106.01', thence N 61°32'32" W 189.27', thence N 12°14'40" E 156.21', thence S 61°32'32" E 135.81', thence S 59°18'31" E 111.77', thence S 57°08'15" E 643.81 to the point of beginning containing 3.319 acres described in Deed Book 4292, Page 396 of the Pitt County Register of Deeds.

Section 3. That the Director of Planning and Development Services is directed to

amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of December, 2022.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

Doc. # 1172657

Excerpt from the adopted Planning & Zoning Commission Minutes (10/18/22)

REQUEST BY 4 LIFE PROPERTIES, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 90.378 ACRES FROM THE INDUSTRIAL/LOGISTICS (IL) AND POTENTIAL CONSERVATION/OPEN SPACE (PCOS) CATEGORIES TO THE TRADITIONAL NEIGHBORHOOD, MEDIUM TO HIGH DENSITY (TNMH) CATEGORY FOR TRACT 1 – 87.059 ACRES AND POTENTIAL CONSERVATION/OPEN SPACE (PCOS) CATEGORY FOR TRACT 2 – 3.319 ACRES FOR THE PROPERTY LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF ALLEN ROAD AND ADJACENT TO THE PITT COUNTY LANDFILL.

Chantae Gooby presented for staff. The property is located in the Greens Mill Run watershed. If stormwater rules apply, it will require a 25-year detention. A portion of the property is located in a special hazard area and floodway. A floodway development permit and an erosion control plan will be required for impacts in the floodplain. A No-Rise Certification will be required for impacts into the floodway. Jurisdictional wetlands may exist. Jurisdictional streams and riparian buffers do exist on the property. This request could generate a net increase of about 3,500 trips per day. Currently the property is zoned IU (Unoffensive Industry) and CH (Heavy Commercial). The Future Land Use Plan recommends commercial at the intersection of Allen Road and the railroad tracks and transitions into IL (Industrial/Logistics). Currently the site could accommodate 100,000+/- square feet of contractor office and equipment, 50,000+/- square feet of manufacturing space, and 175,000+/- square feet of mini-storage. The request is to amend the Future Land Use Plan to Traditional Neighborhood, Medium to High Density (TNMH) for tract 1 and Potential Conservation/Open Space (PCOS) for tract 2. In staff's opinion, having residential zoning surrounded by industrial zoning on 3 sides is not conducive to sustainable development, it is not in the desired urban form, and is not in the best interest of general health, safety, and welfare of potential residents. Therefore, staff recommends denial of the request.

Mr. Maxwell asked Mrs. Gooby how far away this property was from the landfill.

Mrs. Gooby stated that the property was directly adjacent to the landfill.

Mr. Maxwell asked if there was regular activity at the landfill of loading materials onto the train with constant moving machinery.

Mrs. Gooby explained that there was a past operation that involved the unloading bulk lime at the rail road tracks to the west the landfill, but was unsure if that activity was active.

Chairman Faison opened the public hearing.

Mike Baldwin spoke in favor. He stated that while the property does abut the landfill, the landfill is nothing but a mound with things buried in it. He does not believe it would be bad to live beside the landfill. The distance between the property and the landfill transfer station is 572 feet. There will also be an additional 150 feet between tract 1 and the landfill with tract 2 being zoned as Potential Conservation/Open Space (PCOS). He distributed emails and maps of correspondences with John Demary, Director of Pitt County Solid Waste & Recycling concerning the activity at the landfill. Sanitary sewer services had already been extended to this area in the early 2000s which is very beneficial to the development of this area. He believes that Allen Road is not conducive to the traffic that industrial uses bring to an area and would be better suited for residential traffic.

Mr. West asked Mr. Baldwin to explain stormwater.

Mr. Baldwin responded that IU (Unoffensive Industry) usually results in 70-80% impervious surfaces while multifamily results in 60% impervious surfaces, and high density single family results in 40% impervious surfaces.

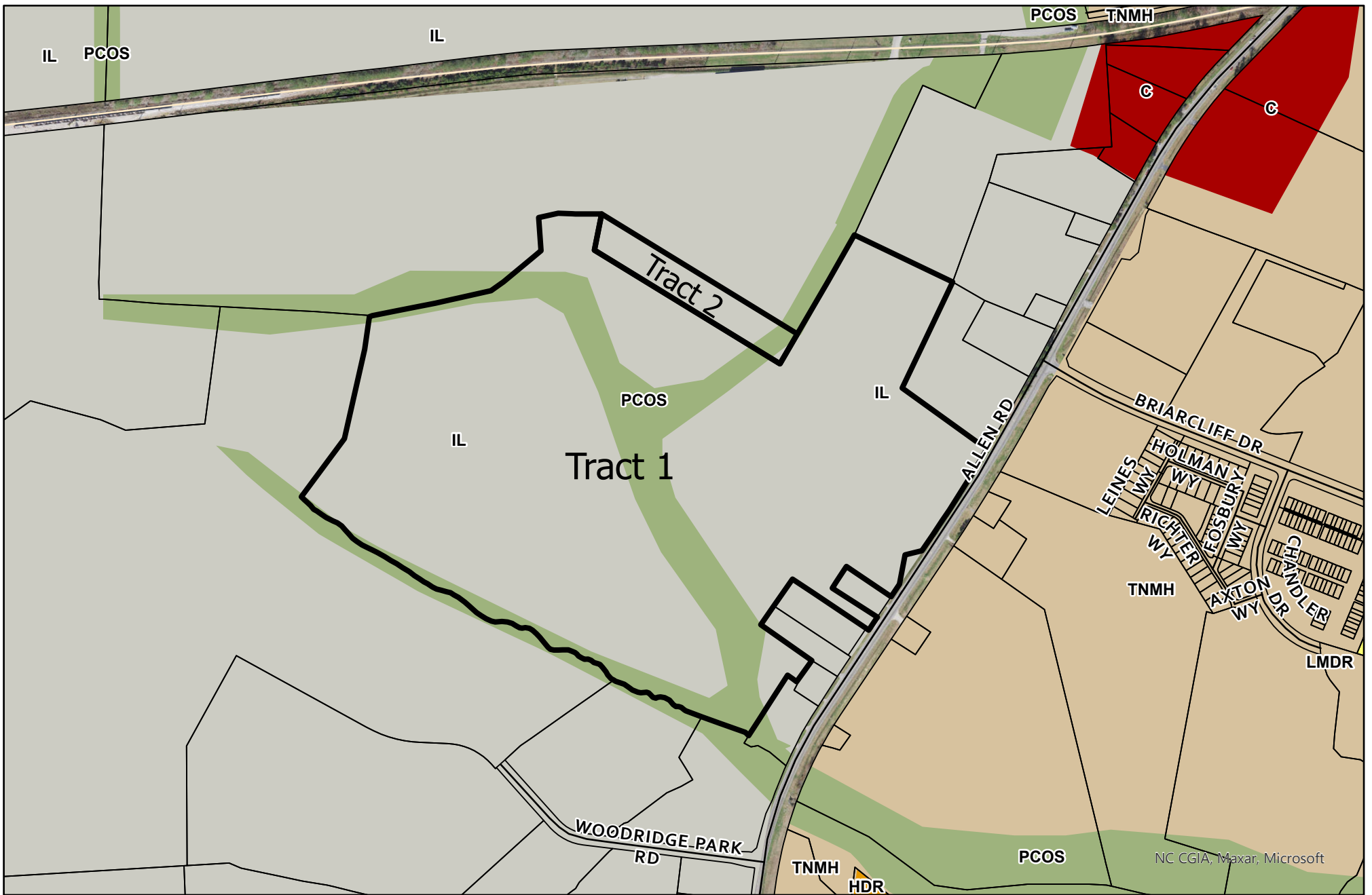
Mr. Denton asked why the front portion of the property was previously rezoned to commercial.

Mr. Baldwin responded that at the time, the owner of the property thought that would be the best zoning for that area until they realized residential would be better.

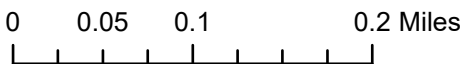
No one spoke in opposition.

Chairman Faison closed the public hearing.

Motion made by Mr. Joyner, seconded by Mr. Maxwell, to approve the request. Motion passed unanimously.



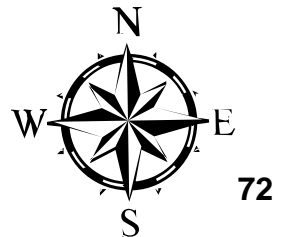
- Parcels
- Proposed Amendments



4 Life Properties, LLC

Tract 1
 From: IL,PCOS
 To:TNMH
 Acreage 87.059

Tract 2
 From: IL,PCOS
 To:PCOS
 Acreage 3.319



LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 22-03

Applicant: 4 Life Properties, LLC

Property Information

Current Land Use: IL (Industrial/Logistics) and PCOS (Potential Conservation/Open Space)

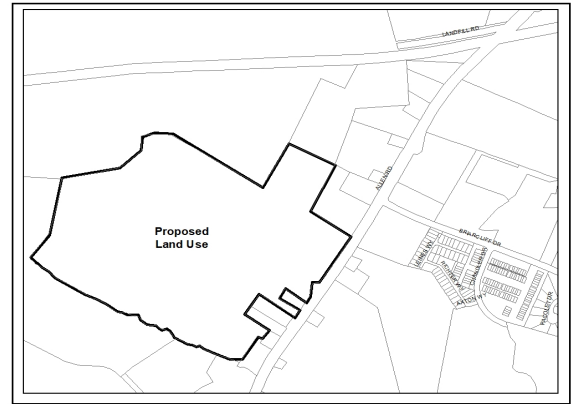
Proposed Land Use: Traditional Neighborhood, Medium to High Density (TNHM)

Current Acreage: 90.378 acres

Location: Allen Road, south of Briarcliff Drive

Points of Access: Allen Road

Location Map



Transportation Background Information

1.) Allen Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lane, paved shoulders	4 lane divided with grass median
Right of way width (ft)	60	110
Speed Limit (mph)	50	
Current ADT:	17,860 (*)	
Design ADT:	15,750 vehicles/day (**)	41,800 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status	Major Thoroughfare	

Other Information: There are no sidewalks along Allen Rd that service this property.

- Notes:**
- (*) 2018 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 - ADT – Average Daily Traffic volume

Transportation Improvement Program Status: U-5875 - Widen approximately 2.3 miles of Allen Road from two lanes to a four-lane, median-divided roadway from Stantonsburg Road to Dickinson Avenue Extension (U.S. 13) in Greenville.

Trips generated by proposed use/change

Current Land Use: 1,792 -vehicle trips/day (*) **Proposed Land Use:** 5,256 -vehicle trips/day (*)

Estimated Net Change: increase of 3464 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed land use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Allen Rd are as follows:

- 1.) Allen Rd , North of Site (50%):** **“No build” ADT of 17,860**
- Estimated ADT with Proposed Land Use (full build) – 20,488
- Estimated ADT with Current Land Use (full build) – 18,756
- Net ADT change = 1,732 (9% increase)**

2.) Allen Rd , South of Site (50%): "No build" ADT of 17,860

Estimated ADT with Proposed Land Use (full build) – 20,488

Estimated ADT with Current Land Use (full build) – 18,756

Net ADT change = 1,732 (9% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 5256 trips to and from the site on Allen Rd, which is a net increase of 3464 additional trips per day (over current land use).

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



City of Greenville, North Carolina

Meeting Date: 12/08/2022

Title of Item: Resolution to Close Southpark Drive

Explanation: This item is to consider a Resolution to Close Southpark Drive. Southpark Drive is located about 1000 feet north of Whitley Drive and on both sides of South Square Drive.

Closure of Southpark Drive is being requested by the adjoining property owners.

The Planning and Zoning Commission gave a favorable recommendation to the closure of Southpark Drive during its July 19, 2022, meeting.

City Council adopted a Resolution of Intent to Close Southpark Drive during its November 7, 2022, meeting setting the date for the public hearing on the regularly scheduled City Council meeting on December 8, 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 request the existing utility easements over and upon the right of way of the street to remain after street closure.

Fiscal Note: Budgeted funds for annual maintenance of this street section will no longer be required.

Recommendation: Hold a public hearing on the question of whether or not 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 street section is not contrary to the public interest and that no individual owning property in the vicinity of this street section 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 Southpark Drive.

ATTACHMENTS

-  [Resolution_to_Close_Southpark_Drive.pdf](#)
-  [Closure map Southpark Dr 10-11-22.pdf](#)

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH
CAROLINA TO CLOSE A PORTION OF SOUTHPARK DRIVE

WHEREAS, the City Council of the City of Greenville, at its November 7, 2022, meeting, adopted a resolution declaring its intent to close a Southpark Drive; 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 their meeting on the December 8, 2022, on the question of the closing said street; 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 street section; and

WHEREAS, a hearing was conducted on the 8th day of December, 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 street section is not contrary to the public interest, and that no individual owning property in the vicinity of said street or in the subdivision in which the street 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 street purposes is released in accordance with the provisions of G.S. 160A-299:

Location:

Southpark Drive is located on both sides of South Square Drive and about 1000 feet north of Whitley Drive in Fire Tower Commercial Park Subdivision, more particularly described as follows:

Description for the portion of South Park Drive on the west side of South Square Drive.

BEGINNING at an iron pipe at the intersection of the western right-of-way of South Square Drive with the northern right of way of Southpark Drive with said iron pipe being located S 02°44'42" W - 65.96' (Chord) and S04°45'21"W - 210.98' as measured along the western right-of-way of South Square Drive from an iron pipe located at the southeastern most corner of Lot 1A, South Pointe, Section 1 as show in Map Book 69, Page 154 of the Pitt County Register of Deeds; thence from the above described BEGINNING point and running with the western right-of- way of South Square Drive, S04°45'21"W-100.00' to a point in the southern right of way of Southpark Drive; thence with the southern right of way of Southpark Drive, with a curve to the left and arc distance of 39.27', said curve having a radius of 25.00' and a chord bearing N40°14'39"W - 35.36' to the point of tangency; thence

N85°14'39"W - 199.68' to the point of curvature; thence with a curve to the right an arc distance of 218.63', said curve having a radius of 50.00' and a chord bearing, N40°01'13"E - 81.65' to the point of reverse curvature in the northern right of way of Southpark Drive; thence with the northern right of way of Southpark Drive, a curve to the left, an arc distance of 30.77', said curve having a radius of 25.00' and a chord bearing S49°58'47"E - 28.87' to the point of tangency; thence S85°14'39"E - 128.97' to the point of curvature; thence with a curve to the left an arc distance of 39.27', said curve having a radius of 25.00' and a chord bearing N49°45'21"E - 35.36' to the point in the western right of way of South Square Drive, the point of BEGINNING, containing 0.401 acre more or less as shown on a Street Closing Map for Southpark Drive as prepared by Baldwin Design Consultants, PA, dated May 20, 2022, and incorporated herein by reference.

Description for the portion of South Park Drive on the east side of South Square Drive.

BEGINNING at an iron pipe at the intersection of the eastern right-of-way of South Square Drive with the northern right of way of Southpark Drive, with said iron pipe being located, as S02°56'20"W - 63.42' (Chord) and S04°45'21"W - 213.50' as measured along the eastern right-of-way of South Square Drive from an iron pipe located at the southwestern most corner of Lot 59B, South Pointe, Section 1, as shown in Map Book 65, Page 130, of the Pitt County Register of Deed; thence from the above described BEGINNING point; leaving the eastern right-of-way of South Square Drive, and running along the northern right of way of Southpark Drive, a curve to the left with an arc distance of 39.37', said curve having a radius of 25.00' and a chord bearing S40°14'39"E - 35.36' to the point of reverse curvature; thence with a curve to the right an arc distance of 105.47', said curve having a radius of 175.00' and a chord bearing S60°07'32"E - 103.02'; thence running along the eastern terminus of Southpark Drive, S38°59'35"W - 50.00' to a point on a curve in the southern right of way of Southpark Drive; thence with the curved southern right of way of Southpark Drive, a curve to the left an arc distance of 74.69', said curve having a radius of 125.00' and a chord bearing N60°07'32"W - 73.59' to the point of compound curvature; thence with a curve to the left an arc distance of 39.27', said curve having a radius of 25.00' and a chord bearing S49°45'21"W - 35.36' to the eastern right-of-way of South Square Drive; thence with the eastern right-of-way N04°45'21"E - 100.00' to the point of BEGINNING, containing 0.138 acre more or less as shown on a Street Closing Map for Southpark Drive as prepared by Baldwin Design Consultants, PA, dated May 20, 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 street section 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 street 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 8th day of December, 2022.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

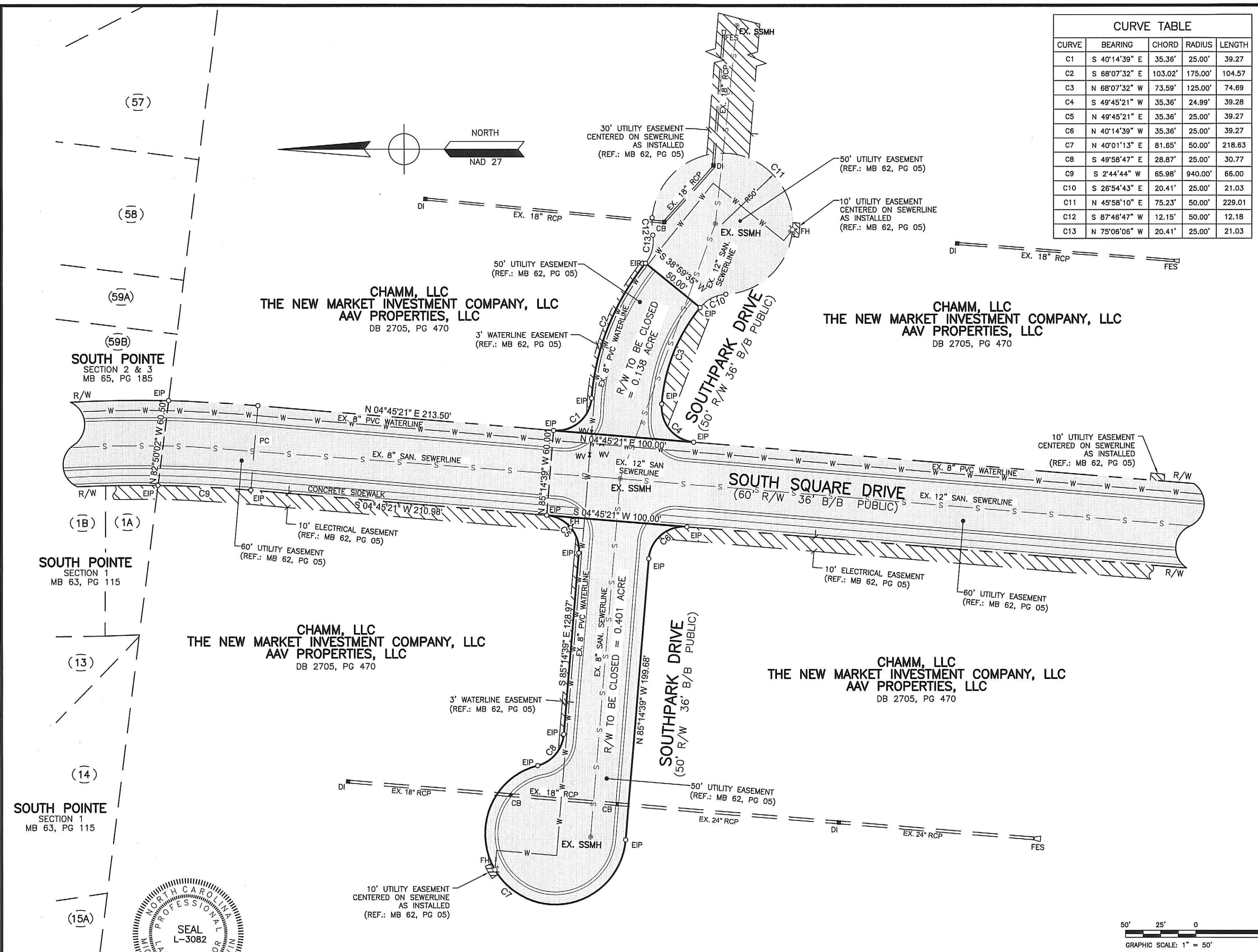
I, _____, a Notary Public for said County and State, certify that Valerie Shiuwegar, personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument 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 8th day of December, 2022.

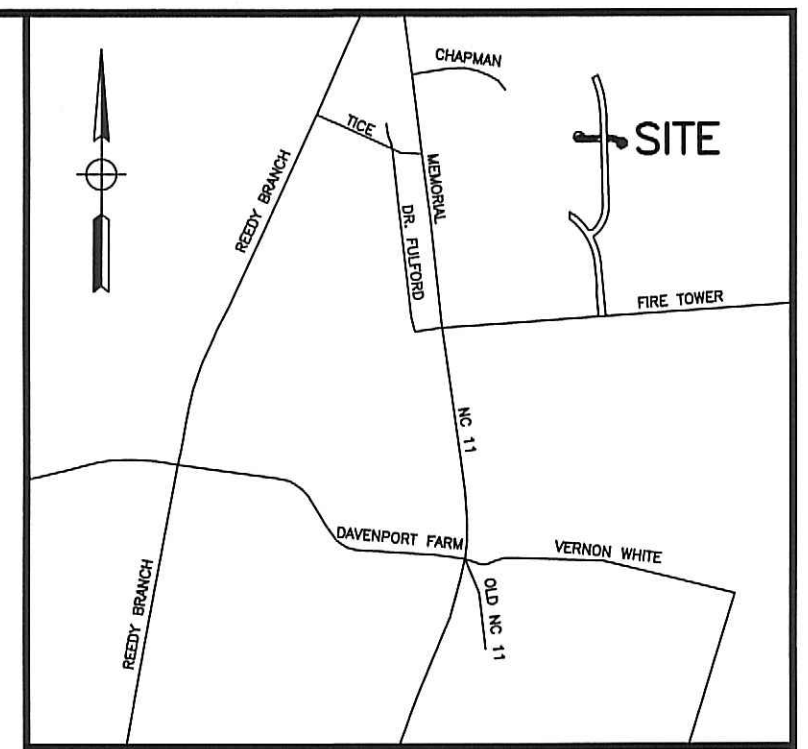
Notary Public

My Commission Expires: _____

22-049 (STREET CLOSURE MAP) - TRACT 1 AND 2.DWG



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 40°14'39" E	35.36'	25.00'	39.27
C2	S 68°07'32" E	103.02'	175.00'	104.57
C3	N 68°07'32" W	73.59'	125.00'	74.69
C4	S 49°45'21" W	35.36'	24.99'	39.28
C5	N 49°45'21" E	35.36'	25.00'	39.27
C6	N 40°14'39" W	35.36'	25.00'	39.27
C7	N 40°01'13" E	81.65'	50.00'	218.63
C8	S 49°58'47" E	28.87'	25.00'	30.77
C9	S 2°44'44" W	65.98'	940.00'	66.00
C10	S 26°54'43" E	20.41'	25.00'	21.03
C11	N 45°58'10" E	75.23'	50.00'	229.01
C12	S 87°48'47" W	12.15'	50.00'	12.18
C13	N 75°06'06" W	20.41'	25.00'	21.03



VICINITY MAP

- LEGEND**
- BC = BACK OF CURB
 - BB = BACK OF CURB TO BACK OF CURB
 - DI = DROP INLET
 - EIP = EXISTING IRON PIPE
 - FH = FIRE HYDRANT
 - GYE = GYE WIRE
 - MH = MANHOLE
 - NPS = NO POINT SET
 - PVC = POLYVINYL CHLORIDE
 - R/W = RIGHT-OF-WAY
 - SSMH = SAN SEWER MANHOLE
 - WM = WATER METER
 - WV = WATER VALVE
 - SSMH = SAN SEWER MANHOLE
 - [Symbol] = UTILITY EASEMENT
 - [Symbol] = ZONING CLASSIFICATION

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF PITT

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

DATE _____

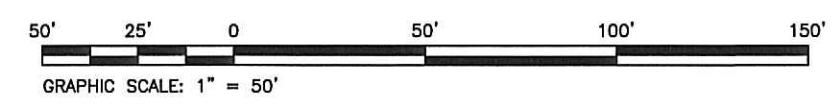
REVIEW OFFICER _____

NORTH CAROLINA, PITT COUNTY

FILED FOR REGISTRATION THIS ____ DAY OF _____, 2022.

REGISTER OF DEEDS

BY: _____
DEPUTY REGISTER OF DEEDS



SHEET 1 OF 1
STREET CLOSURE MAP

SOUTHPARK DRIVE

REFERENCE: MAP BOOK 73, PAGE 195
OF THE PITT COUNTY REGISTER OF DEEDS OFFICE

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

	ENGINEERING - LAND PLANNING - SURVEYING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	LICENSE # C-3496	SURVEYED: BM	APPROVED: MWB
	CHECKED: MWB	DATE: 05/20/22	DRAWN: JET	SCALE: 1" = 50'

CLOSURE CHECK BOUNDARY	
CHECKED: CGD	DATE: 05/20/22



CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECTION AND SUPERVISION FROM AN ACTUAL FIELD LAND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINE; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 20th DAY OF MAY, 2022.

MICHAEL WEST BALDWIN, PLS L-3082

SOURCE OF TITLE

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

DEED BOOK 2705 PAGE 470
MAP BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____

NC REGISTRATION NO. L-3082

NOTES

- THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____

RESOLUTION No. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK



City of Greenville, North Carolina

Meeting Date: 12/08/2022

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- Title of Item:** First public hearing for the 2023-2027 Consolidated Plan
- Explanation:** The Housing Division is in the process of identifying activities for the 2023-2027 Consolidated Plan. As a requirement to receive funding from the U.S. Department of Housing and urban Development, the City must prepare the Plan every five (5) years. This requirement details all anticipated projects to take place over that timespan. These activities may include:
- Planning and administration
 - Owner-occupied home rehabilitation
 - Down payment assistance
 - New construction
 - Acquisition of substandard properties
 - Public service
 - Public facility improvements
 - Demolition and clearance
- Fiscal Note:** Exact funding amounts have not been awarded. However, it has been standard practice to use the current year award amount as a base for upcoming allocations. Once the U.S. Congress has approved a budget, the City will be notified of the program funding for the upcoming year.
- Recommendation:** Staff recommends City Council hold the first Consolidated Plan public hearing.
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City of Greenville, North Carolina

Meeting Date: 12/08/2022

Title of Item: Approval of Sale of Former Greenville Utilities Commission Operations Center located on Mumford Road consisting of Twelve (12) parcels

Explanation: In June of 2022, the GUC Board of Commissioners and the City Council approved resolutions declaring the former GUC Operations Center property located on Mumford Road to be surplus to the needs of GUC and the City. The property was sold by the upset bid process in accordance with Chapter 160A of the General Statutes of North Carolina.

Several offers to purchase this property were received and in July and August of 2022, the GUC Board and City Council accepted the offer or any future offer for a higher price to be a reasonable offer for such property. As such, the offer was advertised in the newspaper to allow for the submission of any upset bid. The period to submit an upset bid has expired.

The highest bid was received from Michael V. Overton, or assigns, in the amount of \$2.9 million. At its GUC Regular Board meeting on September 15, 2022, the GUC Board ratified accepting the highest offer received from Michael V. Overton, or assigns, and recommends similar action by City Council.

Fiscal Note: No costs to the City.

Recommendation: Accept highest bid received from Michael V. Overton, or assigns, in the amount of \$2.9 million for the former Operations Center on Mumford Road and approve the subsequent execution of all collateral documentation necessary to consummate the sale of the property.
