



Agenda

Greenville City Council

February 8, 2024

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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

I. Call Meeting To Order

II. Invocation - Mayor Connelly

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Carlton Smith - Public Works Department Retiree
2. Augustus Etheridge - 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

3. Appointments to Boards and Commissions

IX. New Business

Public Hearings

4. Ordinance to annex Langston West, Phase 13, Section 1 involving 22.3641 acres located at the current terminus of South Bend Road
5. Ordinance to annex Northside Commercial Center, Lot 4 involving 1.45 acres located at the southeastern corner of the intersection of Marine Drive and Northeast Greenville Boulevard
6. Ordinance to annex Northside Commercial Center, Lot 6 involving 1.74 acres located at the southwestern corner of the intersection of Marine Drive and Tupper Drive
7. Ordinance to annex Rosewood Subdivision, Block D, Lot 1 involving 0.3673 acres located at the southeastern corner of the intersection of Pine Drive and Greaves Court
8. Ordinance requested by William and Janet Holley to rezone 0.3673 acres located at the southeastern corner of the intersection of Pine Drive and Greaves Court from RR (Rural-Residential – Pitt County’s Jurisdiction) to R15S (Residential-Single-Family)

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Board of Adjustment, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, and the Youth Council.

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

- Laquon Rogers, Human Relations Council
- 12 seats on the Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Affordable Housing Loan Committee, Board of Adjustment, Historic Preservation Commission, Human Relations Council, Multimodal Transportation Commission, Police Community Relations Committee, and the Youth Council.

ATTACHMENTS

[February 2024 Boards and Commissions List.pdf](#)

Appointments to Boards and Commissions

February 2024

Affordable Housing Loan Committee

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Victor Ihuka	3	First term	Resigned	February 2026

Board of Adjustment

Council Liaison: Mayor Pro Tem Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Tonya Foreman (District 2)	2	First term	Resigned	June 2025

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Justin Edwards	3	Second Term	Ineligible	January 2024
Israel Mueller	4	Second Term	Resigned	January 2026
Robert Wright	3	First Term	Eligible	January 2024

Human Relations Council

Council Liaison: Council Member Portia Willis

Name	District #	Current Term	Reappointment Status	Expiration Date
Laquon Rogers	County	First Term	Resigned	September 2024
Samar Badwan	4	Second Term	Ineligible	September 2023

Lomax Mizzelle 4 Second Term Ineligible September 2023

Multimodal Transportation Commission

Council Liaison: Council Member Matthew Scully

Name	District #	Current Term	Reappointment Status	Expiration Date
Donald McGlohon	5	First term	Eligible	January 2024

Police Community Relations Committee

Council Liaison: Council Member Portia Willis

Name	District #	Current Term	Reappointment Status	Expiration Date
Carol Naipaul (District 2)	2	First term	Eligible	October 2024

Youth Council

Council Liaison: Council Member Portia Willis

Name	Current Term	Reappointment Status	Expiration Date
Diego Lorenzo	Second term	Ineligible	September 2022
Olivia Thorn	First term	Ineligible	September 2022
Landon Elks	First term	Ineligible	September 2023
Shamara Hyman	First term	Ineligible	September 2023
Sadie Smith	First term	Ineligible	September 2023

(7 additional open seats)

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

Boards and Commissions Applicants

Name	Board Applied To	Email Address
Thomas E Remington	Affordable Housing Loan Committee	thomasremington203@gmail.com
Sydney Mcleod	Affordable Housing Loan Committee	sydneyhmcleod@gmail.com
Naz M Staton	Affordable Housing Loan Committee	statonn18@outlook.com
Demond Hairston	Affordable Housing Loan Committee	pastordahairston@gmail.com
Kendall Williams	Board of Adjustment	kdwiliams273@gmail.com
Logan Harrison	Board of Adjustment	harrisonl20@students.ecu.edu
Sydney Mcleod	Historic Preservation Commission	sydneyhmcleod@gmail.com
Kendall Williams	Historic Preservation Commission	kdwiliams273@gmail.com
David J Thompson	Historic Preservation Commission	davidt4564@gmail.com
Thomas E Remington	Human Relations Council	thomasremington203@gmail.com
David J Thompson	Human Relations Council	davidt4564@gmail.com
Naz M Staton	Neighborhood Advisory Board	statonn18@outlook.com
Kendall Williams	Police Community Relations Committee	kdwiliams273@gmail.com
Demond Hairston	Police Community Relations Committee	pastordahairston@gmail.com



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Ordinance to annex Langston West, Phase 13, Section 1 involving 22.3641 acres located at the current terminus of South Bend Road

Explanation: A. SCHEDULE

1. Advertising date: January 27, 2024
2. City Council public hearing date: February 8, 2024
3. Effective date: February 8, 2024

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 22.3641
4. Voting District: 2
5. Township: Winterville
6. Zoning: RA20 (Residential-Agricultural)
7. Existing land use: Vacant
8. Anticipated land use: 38 Single-Family Lots
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	38 X 2.18	83
Current minority	0	0
Estimated minority at full development	83 X 43.4%	36
Current white	0	0
Estimated white at full development	83 - 36	47

* Source: Census.gov

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 5
12. Present tax value: \$335,462
13. Estimated tax value: \$10,450,000

Fiscal Note: Estimated tax value at full development is \$10,450,000

Recommendation: Approve the attached ordinance to annex Langston West, Phase 13, Section 1

ATTACHMENTS

- [Ordinance_Langston_West_Phase_13_Section_1_Annexation.pdf](#)
- [Langston West, Phase 13, Section 1 Annexation Map.pdf](#)

ORDINANCE NO. 24-
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 February, 2024, after due notice by publication in The Daily Reflector on the 27th day of January, 2024; 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 “Langston West, Phase 13, Section 1”, involving 22.3641 acres.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the current terminus of South Bend Road.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying southwest of Ridgewood Elementary School (Deed Book 2281, Page 34 and Map Book 69, Page 119), north of Camille Drive and east of Darrell Drive, and beginning at a point on the southern right-of-way of South Bend Road, the northernmost corner of Lot 433, Langston West, Section 10 as recorded in Map Book 79, Page 163, the True Point of Beginning.

Thence from the true point of beginning, leaving the southern right-of-way of South Bend Road and following the western line of Lot 433, Langston West, Section 10 S34-43-00W – 206.29’ to the southwestern corner of Lot 433, thence from Lot 433 and following the southern boundary of Langston West, Section 10 S55-49-14E – 240.00’, thence S37-58-47E – 438.67’ to a point in the western line of Lot 238, Langston West, Section 1, thence along the Lot 238 line S15-23-57W – 139.27’ to a point in a canal, the northern line of Savannah Place, thence along the canal the following calls: N72-32-06W – 149.25’, thence N42-13-24W – 129.40’, thence N68-55-46W –

98.99', thence N76-58-36W – 121.71', thence N56-51-49W – 55.55', thence N48-05-57W – 117.75', thence N62-58-35W – 90.34', thence N73-44-49W – 27.24', thence S84-32-25W – 122.67', thence N54-09-37W – 197.99', thence N64-28-18W – 115.19', thence N72-38-39W – 748.61', thence S86-27-44W – 71.12', thence S89-45-29W – 87.57' to the easternmost corner of Lot 23, Forrest Pines (Map Book 60, Page 101), thence with the line of Lot 23, Forrest Pines N50-05-46W – 218.58', thence leaving Lot 23, Forrest Pines N06-14-30E – 241.37' to a point on the western boundary of Bill Clark Homes of Greenville, LLC (Deed Book 3898, Page 587 and Map Book 85, Page 92), thence with a new annexation line through the lands of Bill Clark Homes of Greenville, LLC the following calls: S83-45-37E – 238.34', thence N06-14-23E – 53.91', thence S83-45-21E – 38.00', thence S72-38-39E – 552.52', thence S87-55-42E – 237.21', thence N37-16-35E – 49.06', thence with a curve to the right, having a radius of 150.00', and being subtended by a chord of S51-10-14E – 8.13', thence N37-16-35E – 50.11', thence N37-16-35E – 172.71' to a point in the southern line of Ridgewood Elementary School (Map Book 69, Page 119), thence along the school's boundary, with a curve to the left, having a radius of 994.11', and being subtended by a chord of S55-07-30E – 505.34', thence S69-46-25E – 102.13', thence with a curve to the right, having a radius of 918.51', and being subtended by a chord of S67-20-30E – 82.04' to a point on the northern right-of-way of South Bend Road, thence crossing South Bend Road S25-13-34W – 50.00' to the true point of beginning, containing 22.3641 Acres and being a portion of Parcel number 87425 as filed with the Pitt County Tax Assessor's Office.

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

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 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 February, 2024.

ADOPTED this 8th day of February, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

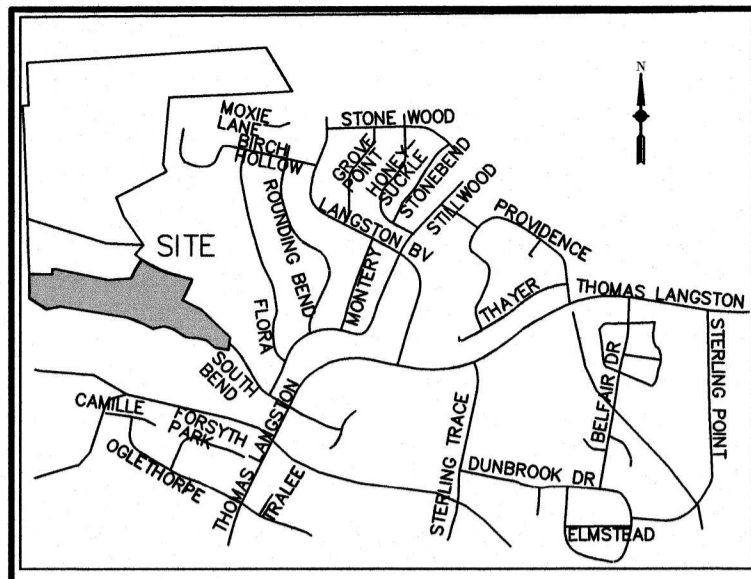
NORTH CAROLINA
PITT COUNTY

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 _____, 2024.

Notary Public

My Commission Expires: _____



VICINITY MAP
SCALE: 1" = 1000'

PN 23627
CLARK BUILDERS, LLC
DB 4155, PG 264
MB 85, PG 92

PN 74002
PITT COUNTY RIDGEWOOD
ELEMENTARY SCHOOL
DB 2281, PG 34
MB 69, PG 119

PN 84756
MILL CREEK HOME
OWNERS ASSOCIATION
DB 4324, PG 334
MB 85, PG 9

REMAINDER OF PN 87425
BILL CLARK HOMES OF
GREENVILLE, LLC
DB 3898, PG 587
MB 85, PG 92

FORREST PINES
MB 38, PG 93

NOW OR FORMERLY
LEONARD HIGNITE

DARRELL DRIVE
(60' R/W PUBLIC)

FORREST PINES
MB 60, PG 101

PN 48870
JOSEPH E. BLAND
DB 4393, PG 792

22.3641 ACRES

SAVANNAH PLACE
MB 68, PG 113
MB 84, PG 140
MB 74, PG 138
MB 63, PG 23

LANGSTON WEST
SECTION 10
MB 79, PG 163

LANGSTON WEST
SECTION 1
MB 66, PG 155



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

Deborah T. Boyette 1-2-24
PROFESSION LAND SURVEYOR L-4146

CERTIFICATION

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

WITNESS MY HAND AND SEAL THIS 2nd DAY OF JANUARY, 2024.

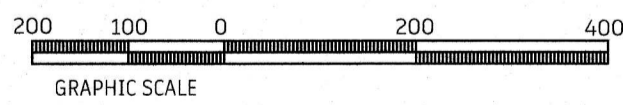
Deborah T. Boyette
PROFESSION LAND SURVEYOR L-4146

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LEGEND

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



REFERENCE: DEED BOOK 3898, PAGE 587 AND MAP BOOK 85, PAGE 68

A PORTION OF PN 87425

LANGSTON WEST, PHASE 13, SECTION 1	
WINTERVILLE TWSP	PITT COUNTY NORTH CAROLINA
OWNER: BILL CLARK HOMES OF GREENVILLE, LLC 200 E ARLINGTON BLVD SUITE A GREENVILLE, NC 27858 252-355-5805	
SURVEYED: N/A	APPROVED: DTB
DRAWN: DM	DATE: 12/4/23
CHECKED: DTB	SCALE: 1"=200'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE	ORDINANCE NO.	22.3641 AC AREA



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Ordinance to annex Northside Commercial Center, Lot 4 involving 1.45 acres located at the southeastern corner of the intersection of Marine Drive and Northeast Greenville Boulevard

Explanation: A. SCHEDULE

1. Advertising date: January 27, 2024
2. City Council public hearing date: February 8, 2024
3. Effective date: February 8, 2024

B. CHARACTERISTICS

1. Relation to primary city limits: Noncontiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.45
4. Voting District: 1
5. Township: Pactolus
6. Zoning: CH (Heavy Commercial)
7. Existing land use: 4,400 square foot commercial building
8. Anticipated land use: 4,400 square foot commercial building
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0 X 2.18	0
Current minority	0	0
Estimated minority at full development	0 X 43.4%	0
Current white	0	0
Estimated white at full development	0 - 0	0

* Source: Census.gov

10. Rural fire tax district: Staton House
11. Greenville fire district: Station 6
12. Present tax value: \$470,093
13. Estimated tax value: \$470,093

Fiscal Note: Estimated tax value at full development is \$470,093.

Recommendation: Approve the attached ordinance to annex Northside Commercial Center, Lot 4.

ATTACHMENTS

- [Ordinance_Northside_Commercial_Center__Lot_4_Annexation.pdf](#)
- [Northside Commercial Center, Lot 4 Map.pdf](#)

ORDINANCE NO. 24-
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-58.1, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 8th day of February, 2024, after due notice by publication in The Daily Reflector on the 27th day of January, 2024; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-58.1, as amended, the following described noncontiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Northside Commercial Center, Lot 4”, involving 1.45 acres.

LOCATION: Situate in Pactolus Township, Pitt County, North Carolina, located at the southeastern corner of the intersection of Marine Drive and Northeast Greenville Boulevard.

GENERAL DESCRIPTION:

BEGINNING AT AN EXISTING R/W MONUMENT LOCATED AT THE SOUTHEASTERN INTERSECTION OF MARINE AVENUE AND GREENVILLE BOULEVARD (US HWY 264). THENCE FROM SAID POINT OF BEGINNING WITH THE SOUTHERN RIGHT OF WAY OF MARINE AVENUE N 85°09'00” E 60.00’ TO AN EXISTING IRON PIPE. THENCE LEAVING SAID RIGHT OF WAY S 04°51’00” E 200.00’ TO AN EXISTING IRON PIPE. THENCE N 85°09’00 E 195.86’ TO AN EXISTING REBAR. THENCE S 04°07’00” E 201.56’ TO AN EXISTING REBAR. THENCE S 85°09’00” W 253.13’ TO AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY OF GREENVILLE BOULEVARD (US HWY 264). THENCE WITH SAID RIGHT OF WAY N 04°53’25” W 201.54’ TO AN EXISTING IRON PIPE. THENCE CONTINUING WITH SAID RIGHT OF WAY N 04°51’00” W 200.00’ TO THE POINT OF BEGINNING. CONTAINING 1.45 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 one. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district one.

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

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

Section 5. This annexation shall take effect from and after the 8th day of February, 2024.

ADOPTED this 8th day of February, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

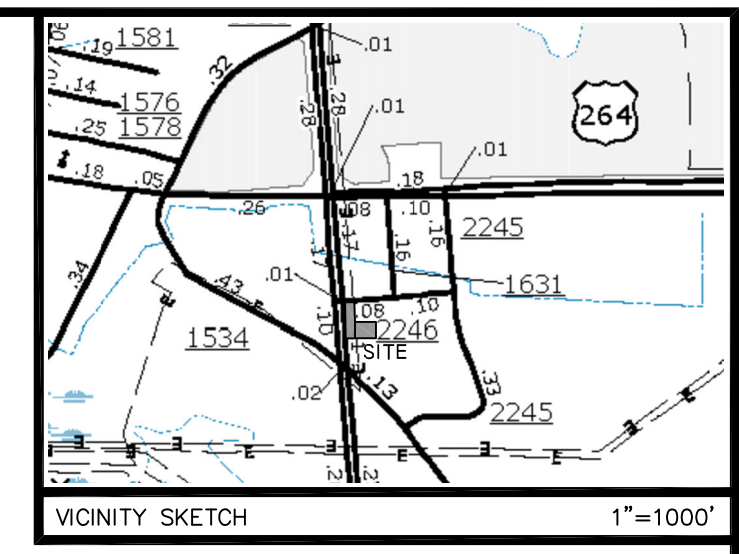
NORTH CAROLINA
PITT COUNTY

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.

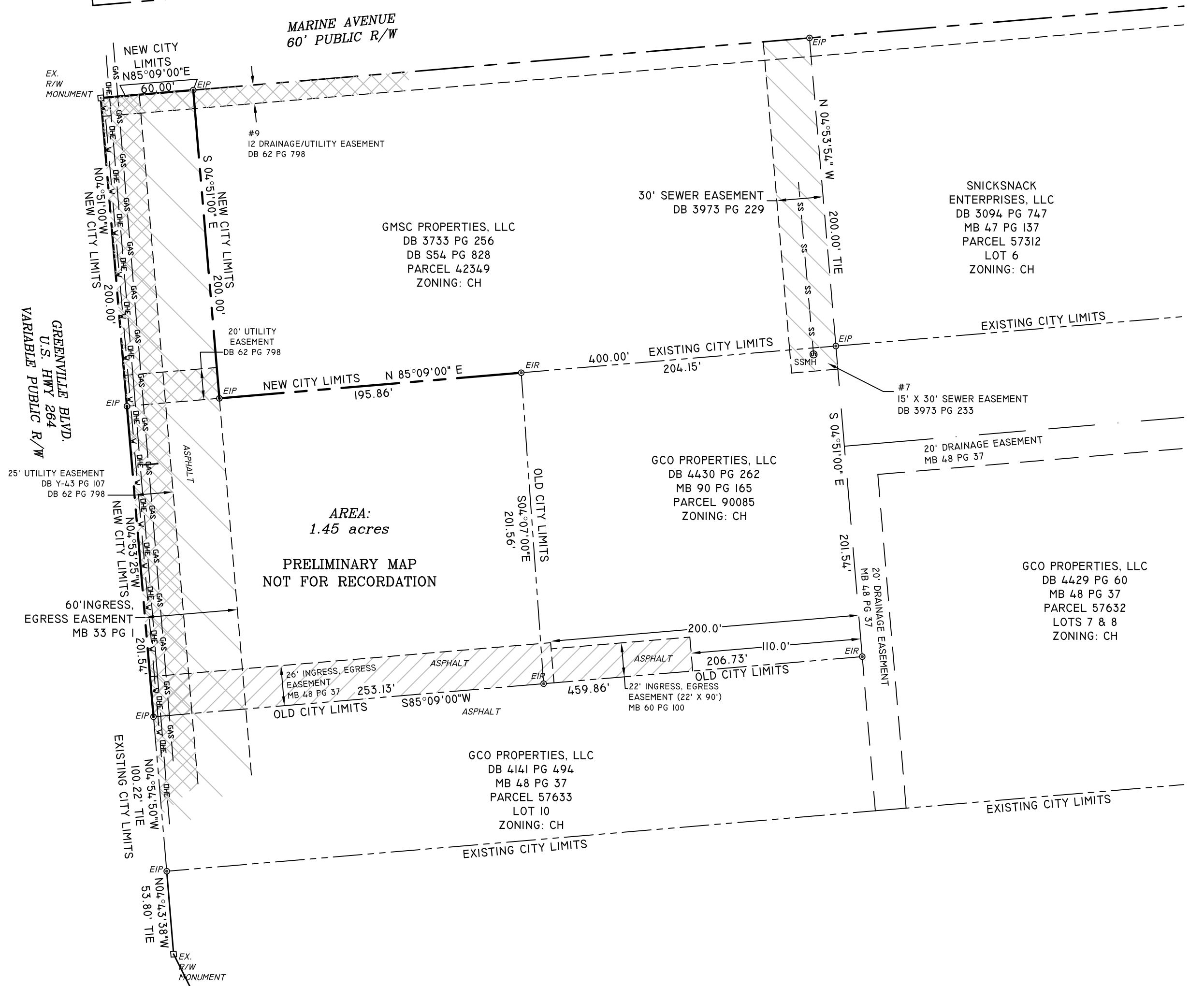
WITNESS my hand and official seal this ____th day of _____, 2024.

Notary Public

My Commission Expires: _____



- LEGEND**
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - EIA EXISTING AXLE
 - ECM EXISTING CONC. MONUMENT
 - SIP SET IRON PIPE
 - NPS NO POINT SET
 - R/W RIGHT OF WAY
 - MBL MINIMUM BUILDING LINE
 - NEW CITY LIMIT
 - - - CITY LIMIT
 - OLD CITY LIMIT



AREA:
1.45 acres
PRELIMINARY MAP
NOT FOR RECORDATION



I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE SEE; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(1)(G), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 28TH DAY OF DECEMBER, A.D., 2023.
**PRELIMINARY MAP
NOT FOR RECORDATION**
KENDALL E. GASKINS L-3824

QUICK LUBE OF GREENVILLE, LLC
3550 NE GREENVILLE BLVD
GREENVILLE, NC 27834
(252) - 551-6909

Gaskins Land Surveying, P.A.
PROFESSIONAL LAND SURVEYING
Phone: 252-244-0599
Fax: 252-244-5899
PO Box 354
Vanceboro, NC 28586

SURVEYED: KEG	APPROVED: KEG
DRAWN: KEG	DATE: 12/28/23
CHECKED: KEG	SCALE: 1"=60'

MAP NO.	PLATS RECORDED	BOOK	PAGE
	GCO PROPERTIES, LLC	90	195
	GCO PROPERTIES, LLC	90	165
	BLACKWELDER PROPERTIES, LLC	86	60
	LOTS 7, 8 & 10 NORTHSIDE COMMERCIAL CENTER	78	35
	LOT 4 NORTHSIDE COMMERCIAL CENTER	60	100
	GCO PROPERTIES, LLC	90	165

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.
(EFFECTIVE DATE _____ ORDINANCE # _____ AREA 1.45 AC.)
PACTOLUS TOWNSHIP, PITT COUNTY, N.C.

REVIEW OFFICER'S CERTIFICATION

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



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Ordinance to annex Northside Commercial Center, Lot 6 involving 1.74 acres located at the southwestern corner of the intersection of Marine Drive and Tupper Drive

Explanation: A. SCHEDULE

1. Advertising date: January 27, 2024
2. City Council public hearing date: February 8, 2024
3. Effective date: February 8, 2024

B. CHARACTERISTICS

1. Relation to primary city limits: Noncontiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.74
4. Voting District: 1
5. Township: Pactolus
6. Zoning: CH (Heavy Commercial)
7. Existing land use: 5,500 square foot commercial building
8. Anticipated land use: 5,500 square foot commercial building
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	0 X 2.18	0
Current minority	0	0
Estimated minority at full development	0 X 43.4%	0
Current white	0	0
Estimated white at full development	0 - 0	0

* Source: Census.gov

10. Rural fire tax district: Staton House
11. Greenville fire district: Station 6
12. Present tax value: \$475,600
13. Estimated tax value: \$475,600

Fiscal Note: Estimated tax value at full development is \$475,600

Recommendation: Approve the attached ordinance to annex Northside Commercial Center, Lot 6

ATTACHMENTS

- [Ordinance_Northside_Commercial_Center__Lot_6_Annexation.pdf](#)
- [Northside Commercial Center, Lot 6 Map.pdf](#)

ORDINANCE NO. 24-
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-58.1, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 8th day of February, 2024, after due notice by publication in The Daily Reflector on the 27th day of January, 2024; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-58.1, as amended, the following described noncontiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Northside Commercial Center, Lot 6”, involving 1.74 acres.

LOCATION: Situate in Pactolus Township, Pitt County, North Carolina, located at the southwestern corner of the intersection of Marine Drive and Tupper Drive.

GENERAL DESCRIPTION:

BEGINNING AT A POINT LOCATED AT THE SOUTHWESTERN INTERSECTION OF MARINE BOULEVARD AND TUPPER DRIVE THENCE WITH SAID RIGHT OF WAY OF TUPPER DRIVE S 04°56'13" E 109.65' TO A POINT THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1089.65' ARC DISTANCE 90.46' AND A CHORD OF S 07°13'42" E 90.43' TO A POINT. THENCE LEAVING SAID RIGHT OF WAY S 85°09'00" W 381.48' TO AN EXISTING IRON PIPE. THENCE N 04°53'54" W 200.00' TO AN EXISTING IRON PIPE LOCATED IN THE SOUTHERN RIGHT OF WAY OF MARINE AVENUE. THENCE WITH SAID RIGHT OF WAY N 85°08'22" E 377.73' TO THE POINT OF BEGINNING. CONTAINING 1.74 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 one. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having

responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district one.

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

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

Section 5. This annexation shall take effect from and after the 8th day of February, 2024.

ADOPTED this 8th day of February, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

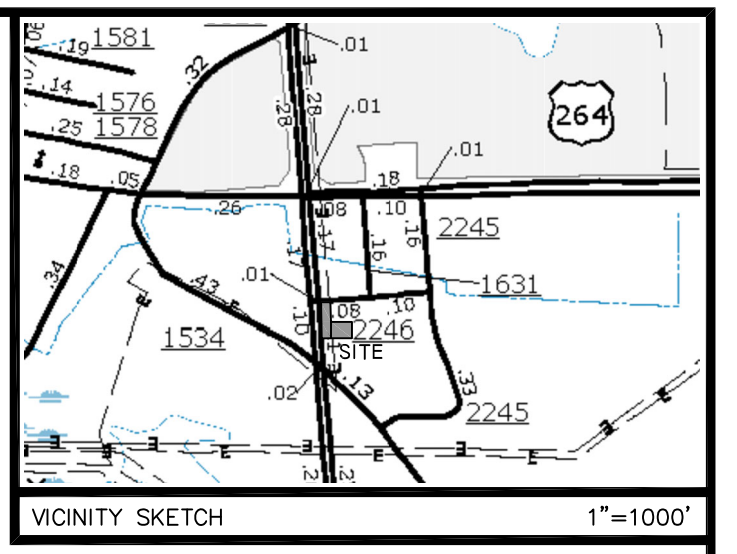
NORTH CAROLINA
PITT COUNTY

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 _____, 2024.

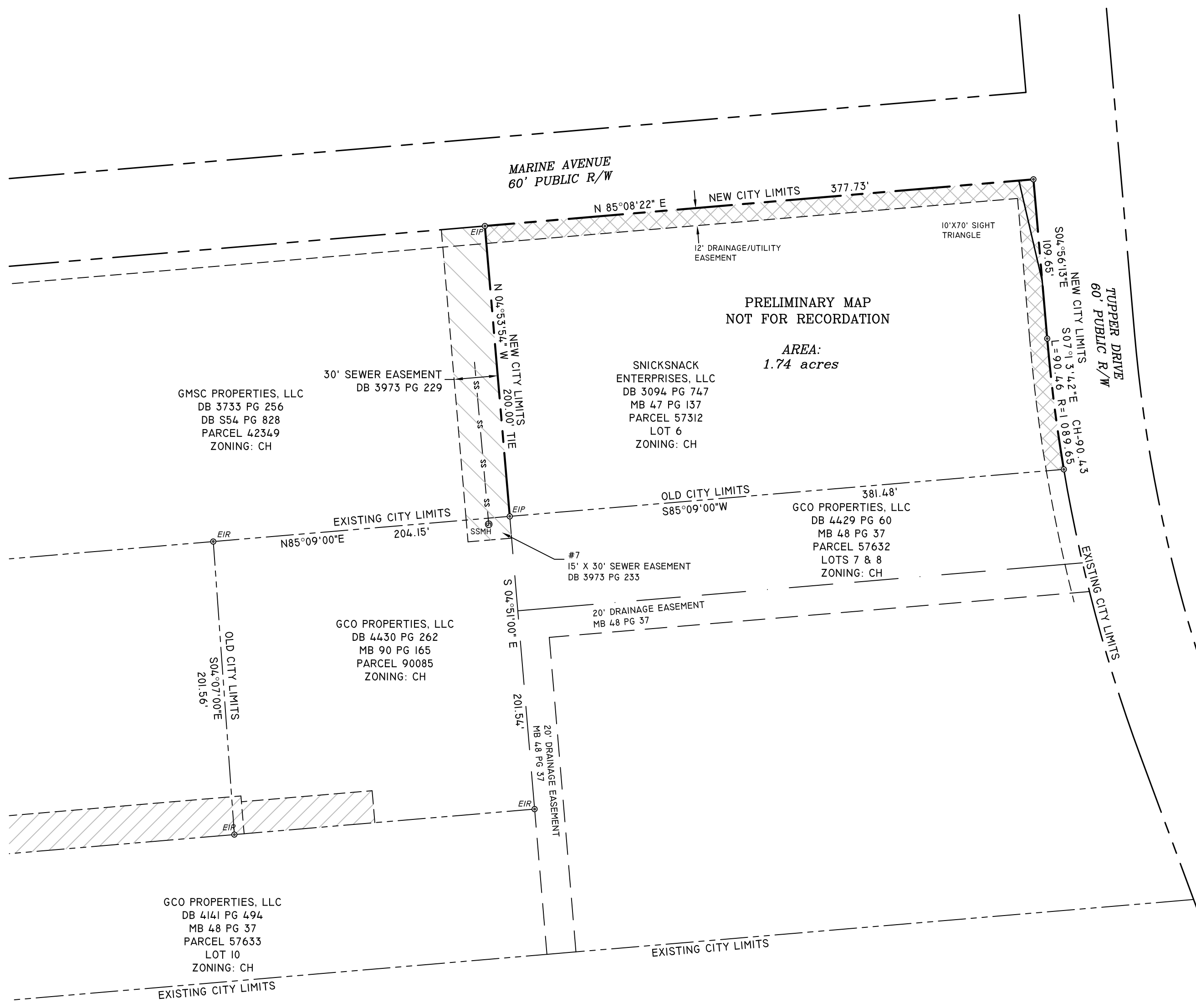
Notary Public

My Commission Expires: _____



LEGEND

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- EIA EXISTING AXLE
- ECM EXISTING CONC. MONUMENT
- SIP SET IRON PIPE
- NPS NO POINT SET
- R/W RIGHT OF WAY
- MBL MINIMUM BUILDING LINE
- NEW CITY LIMIT
- - - CITY LIMIT
- OLD CITY LIMIT



I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK , PAGE ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(1)(c), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
 THIS 28TH DAY OF DECEMBER, A.D., 2023.
PRELIMINARY MAP
NOT FOR RECORDATION
 KENDALL E. GASKINS L-3824

SNICKSNACK ENTERPRISES, LLC
 1316 THE PRESERVE TRAIL
 CHAPEL HILL NC 27517
 (252) - 758-8892

MAP NO.	PLATS RECORDED	BOOK	PAGE
	NORTHSIDE COMMERCIAL CENTER	60	100

Gaskins Land Surveying, P.A. PROFESSIONAL LAND SURVEYING Phone: 252-244-0599 Fax: 252-244-5899 PO Box 354 Vanceboro, NC 28586	SURVEYED: KEG	APPROVED: KEG
	DRAWN: KEG	DATE: 12/28/23
	CHECKED: KEG	SCALE: 1"=60'

MAP SHOWING AREA ANNEXED BY
 THE CITY OF GREENVILLE, N.C.
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 1.74 AC.)
 PACTOLUS TOWNSHIP, PITT COUNTY, N.C.

REVIEW OFFICER'S CERTIFICATION

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



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Ordinance to annex Rosewood Subdivision, Block D, Lot 1 involving 0.3673 acres located at the southeastern corner of the intersection of Pine Drive and Greaves Court

Explanation: A. SCHEDULE

1. Advertising date: January 27, 2024
2. City Council public hearing date: February 8, 2024
3. Effective date: February 8, 2024

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 0.3673
4. Voting District: 5
5. Township: Winterville
6. Zoning: RR (Rural-Residential – Pitt County’s Jurisdiction)
7. Existing land use: One (1) single-family residence
8. Anticipated land use: One (1) single-family residence
9. Population estimate

	Formula	Number of people
Total current:	0	0
Estimated at full development	1 X 2.18	2
Current minority	0	0
Estimated minority at full development	2 X 43.4%	1
Current white	0	0
Estimated white at full development	2 - 1	1

* Source: Census.gov

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 7
12. Present tax value: \$176,923
13. Estimated tax value: \$176,923

Fiscal Note: Estimated tax value at full development is \$176,923

Recommendation: Approve the attached ordinance to annex Rosewood Subdivision, Block D, Lot 1

ATTACHMENTS

- [Ordinance_Rosewood_Subdivision__Block_D__Lot_1_Annexation.pdf](#)
- [Rosewood SD, Block D, Lot 1 Annexation Map.pdf](#)

ORDINANCE NO. 24-
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 February, 2024, after due notice by publication in The Daily Reflector on the 27th day of January, 2024; 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 “Rosewood Subdivision, Block D, Lot 1”, involving 0.3673 acres.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the southeastern corner of the intersection of Greaves Court and Pine Drive.

GENERAL DESCRIPTION:

Beginning at the intersection of the southern right of way of Pine Drive and the eastern right of way of Greaves Court, thence from said point of beginning with the southern right of way of Pine Drive S 53-44-30 E – 100.00’ to the northwest corner of Lot 2 Block “D” Rosewood Subdivision, thence with the western line of Lot 2 Block “D” Rosewood Subdivision S 36-15-30 W – 160.00’ to the northern line of Lot 16 Vicksburg Section 2 as recorded in map book 70, page 89, thence with the northern line of Lot 16 Vicksburg Section 2 N 53-44-30 W – 100.00’ to the eastern right of way of Greaves Court, thence with the eastern right of way of Greaves Court N 36-15-30 E – 160.00’ to the point of beginning containing 0.3673 acres and being all of Lot 1 Block “D” Rosewood Subdivision as recorded in map book 25, page 191 of the Pitt County Registry.

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

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

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

Section 5. This annexation shall take effect from and after the 8th day of February, 2024.

ADOPTED this 8th day of February, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

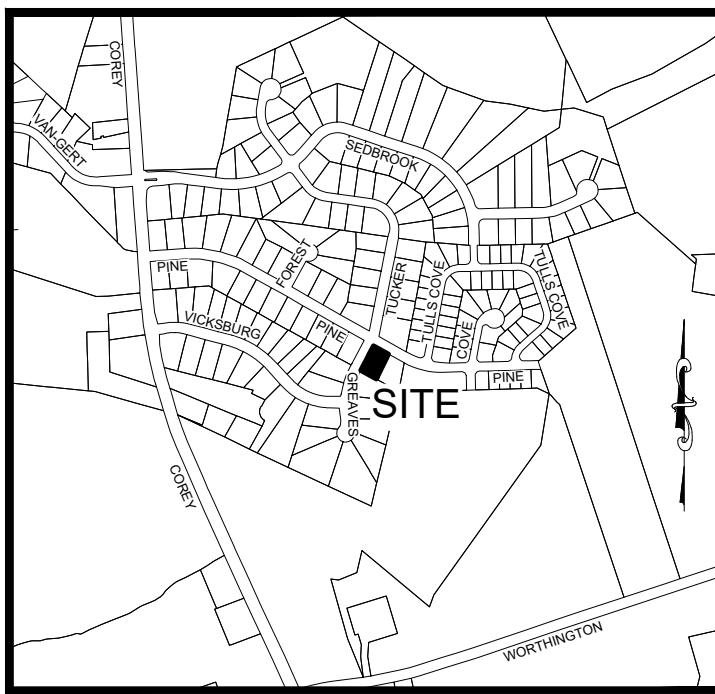
NORTH CAROLINA
PITT COUNTY

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.

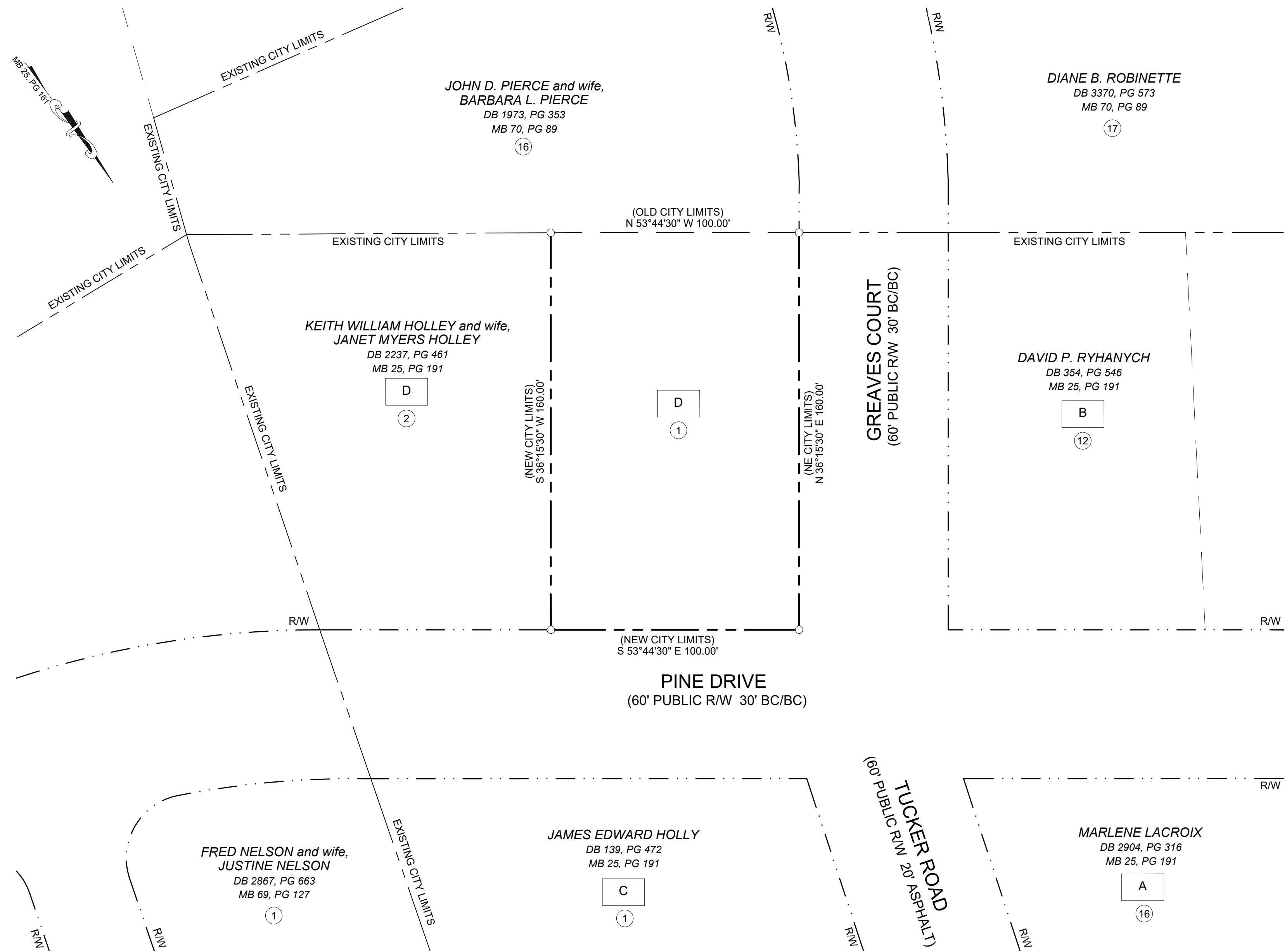
WITNESS my hand and official seal this ____th day of _____, 2024.

Notary Public

My Commission Expires: _____



VICINITY MAP
SCALE: 1"=1000'±



LEGEND

NEW CITY LIMITS =

OLD CITY LIMITS =

EXISTING CITY LIMITS =

PARCEL NUMBER: 33639

**ANNEXATION MAP FOR
ROSEWOOD SUBDIVISION, BLOCK D, LOT 1**

AS RECORDED IN MAP BOOK 25, PAGE 161
OF THE PITT COUNTY REGISTRY

WINTERVILLE TWSP. PITT COUNTY NORTH CAROLINA



OWNERS: WILLIAM KEITH HOLLEY and wife
JANET MYERS HOLLEY
ADDRESS: 1116 PINE DRIVE
WINTERVILLE, NC 28590
PHONE: (252) 367-8247

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED: CEP APPROVED: CEP
DRAWN: MAH DATE: 11/20/2023
CHECKED: CEP SCALE: SCALE: 1"= 30'

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 0.3673 ACRES

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP
WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM
AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION,
THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE
SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN
BOOK 371, PAGE 494
WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____ A.D., 2024.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 02/08/2024

Title of Item: Ordinance requested by William and Janet Holley to rezone 0.3673 acres located at the southeastern corner of the intersection of Pine Drive and Greaves Court from RR (Rural-Residential – Pitt County’s Jurisdiction) to R15S (Residential-Single-Family)

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 29, 2023.

On-site sign(s) posted on December 29, 2023.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on January 23, 2024.

Public hearing legal advertisement published on January 27, 2024 and February 3, 2024.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of Corey Road and Worthington Road transitioning to traditional neighborhood, low-medium density (TNLM) and residential, low-medium density (LMDR) to the north.

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

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)

Residential, Low-Medium Density

Residential, low to medium density areas are primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential

developments.

- Improve streetscape features such as consistent sidewalks, lighting, and street trees.

Primary uses:

Single-family detached residential

Secondary uses:

Two-family residential

Institutional/civic (neighborhood scale)

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.

History/Background:

The subject property is located in the County's Jurisdiction and will require annexation. A voluntary annexation petition has been submitted and is scheduled to be considered by City Council the same meeting as this request.

Existing Land Uses:

One (1) single-family residence.

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 drains to the Fork Swamp Watershed (Neuse River Basin). If stormwater rules apply, it would require 10-year detention and nitrogen reduction.

The property is not located in the Special Flood Hazard Area. There are no

jurisdictional wetlands, streams, and buffers on the property.

Surrounding Land Uses and Zoning:

North: RR (Pitt County Zoning) - One (1) single-family residence
South: R15S - One (1) single-family residence
East: RR (Pitt County Zoning) - Vacant (under same ownership as subject property)
West: RR (Pitt County Zoning) - One (1) single-family residence

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.

The Planning and Zoning Commission voted unanimously to approve the request at its January 16, 2024 meeting.

"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) promoted the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

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_William_and_Janet_Holley_Rezoning.pdf**
- Minute Excerpt William and Janet Holley.pdf**
- William and Janet Holley APO Map.pdf**
- William and Janet Holley Rezoning Survey.pdf**
- Existing RR (County) Uses.pdf**
- Proposed R15S Uses.pdf**
- Residential Density Chart.pdf**

LOCATION: Located at the southeastern corner of the intersection of Pine Drive and Greaves Court.

DESCRIPTION: Beginning at the intersection of the southern right of way of Pine Drive and the eastern right of way of Greaves Court, thence from said point of beginning with the southern right of way of Pine Drive S 53-44-30 E – 100.00’ to the northwest corner of Lot 2 Block “D” Rosewood Subdivision, thence with the western line of Lot 2 Block “D” Rosewood Subdivision S 36-15-30 W – 160.00’ to the northern line of Lot 16 Vicksburg Section 2 as recorded in map book 70, page 89, thence with the northern line of Lot 16 Vicksburg Section 2 N 53-44-30 W – 100.00’ to the eastern right of way of Greaves Court, thence with the eastern right of way of Greaves Court N 36-15-30 E – 160.00’ to the point of beginning containing 0.3673 acres and being all of Lot 1 Block “D” Rosewood Subdivision as recorded in map book 25, page 191 of the Pitt County Registry.

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 February, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1190060

Excerpt from the draft Planning & Zoning Commission Minutes (1/16/24)

2. REQUEST BY WILLIAM AND JANET HOLLEY TO REZONE 0.3673 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF PINE DRIVE AND GREAVES COURT FROM RR (RURAL-RESIDENTIAL – PITT COUNTY’S JURISDICTION) TO R15S (RESIDENTIAL-SINGLE-FAMILY).

Christopher Kelly, Planner I, presented on behalf of Staff. This property is currently located in Pitt County’s jurisdiction and is experiencing septic tank failure. In order to utilize City services, the property must also be annexed into the City, therefore this rezoning application will be accompanied with an annexation petition at the February 8 City Council’s meeting. More specifically, this property is located at the southeastern corner of the intersection of Pine Drive and Greaves Court. For reference, to the southwest of the property is H. Boyd Lee Park off of Corey Road. The survey of the property displayed 0.3673 acres. The property drains to the Fork Swamp Watershed (Neuse River Basin). If stormwater rules apply, it would require 10-year detention and nitrogen reduction. The property is not located in the Special Flood Hazard Area. There are no jurisdictional wetlands, streams, and buffers on the property. Due to staff not anticipating any change in intensity between the current and proposed zoning, a traffic volume report was not generated. This property is currently zoned by the county, so what you are seeing on this map is County Zoning designating this property as RR (Rural-Residential). Under the current county zoning, the site currently accommodates one single-family residence. The property has R15S zoning to the south. Under the proposed city zoning as R15S, the property will continue to accommodate one single-family residence. The Future Land Use and Character Map recommends residential, low-medium density (LMDR) at the subject property transitioning to traditional neighborhood, low-medium density (TNLM) to the north and south. The requested zoning is residential use. In staff’s opinion, the request is in compliance with Horizons 2026: Greenville’s Community Plan and the Future Land Use Plan. Staff recommends approval.

Mr. Collins stated the property next door is vacant and also zoned as RR, is that not part of the zoning request?

Mr. Kelly stated no, the property owner has chosen not to include his other property in this request.

Mr. Woodmansee asked is there a way to make the entire neighborhood a part of the City?

Mr. Kelly stated that because the applicant is experiencing septic tank issues, they are requesting a voluntary annexation to connect to City sewer.

Vice-Chair Faison opened the public hearing.

William Holley, owner and applicant, spoke in favor of the request. When we first moved to this property in 1992, we were on a dead-end road and there were standard trees between my neighbor and me. In the beginning stages of the development, they had to bring the sewer lines through Vicksburg Drive, cut down trees, and bring stubs to my property, two of my neighbors’ property across the street, and to my vacant lot. I have had my septic tank pumped at least once every 9 months for the past 2 years. The septic system is 40 years that is why I am asking for the rezoning and later, the annexation of this property.

No one spoke in opposition of the request.

Vice-Chair Faison closed the public hearing and opened board discussion.

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

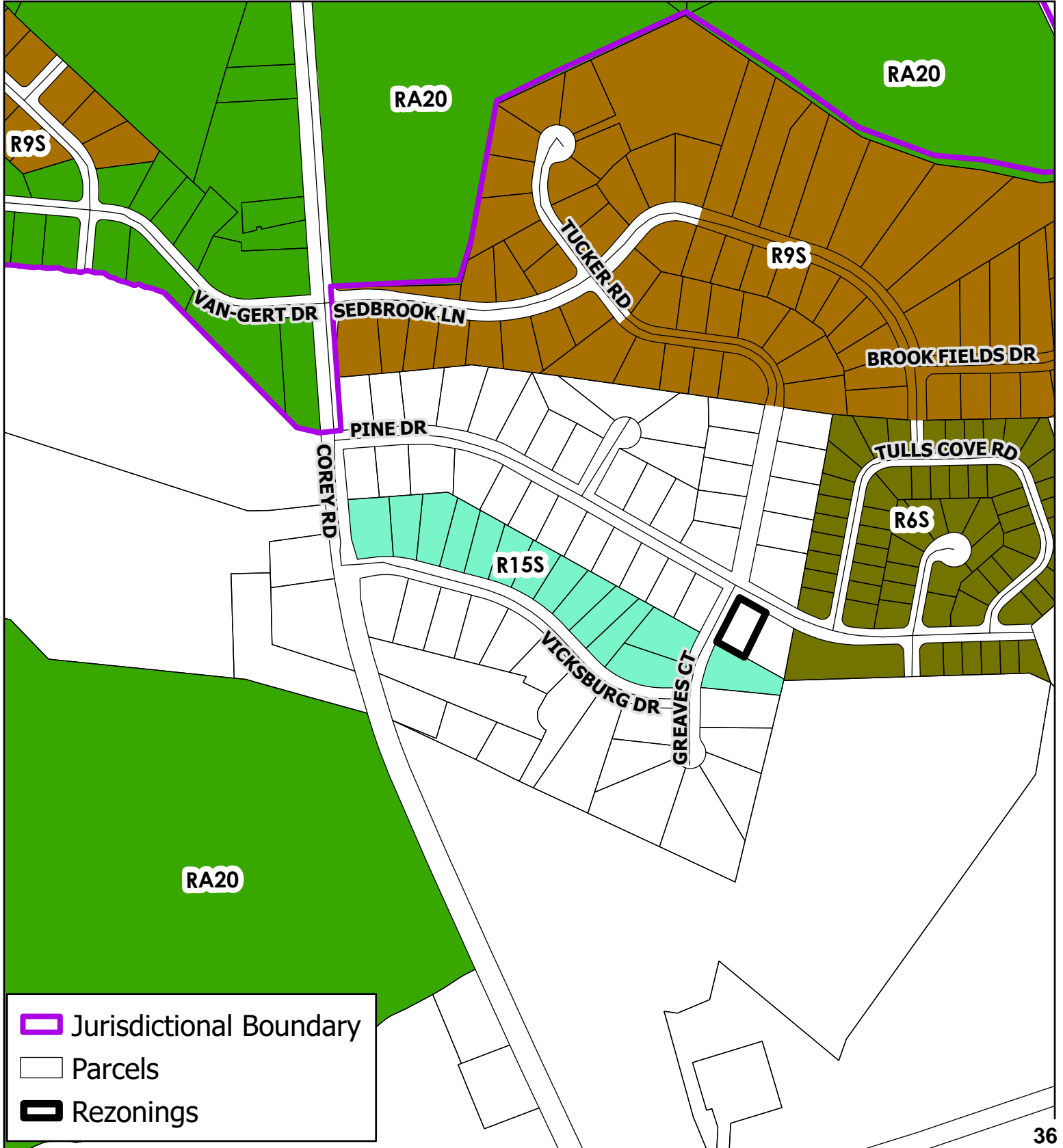
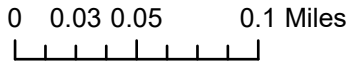
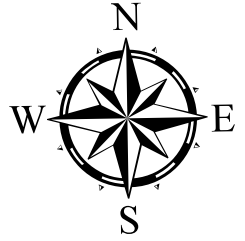
William and Janet Holley

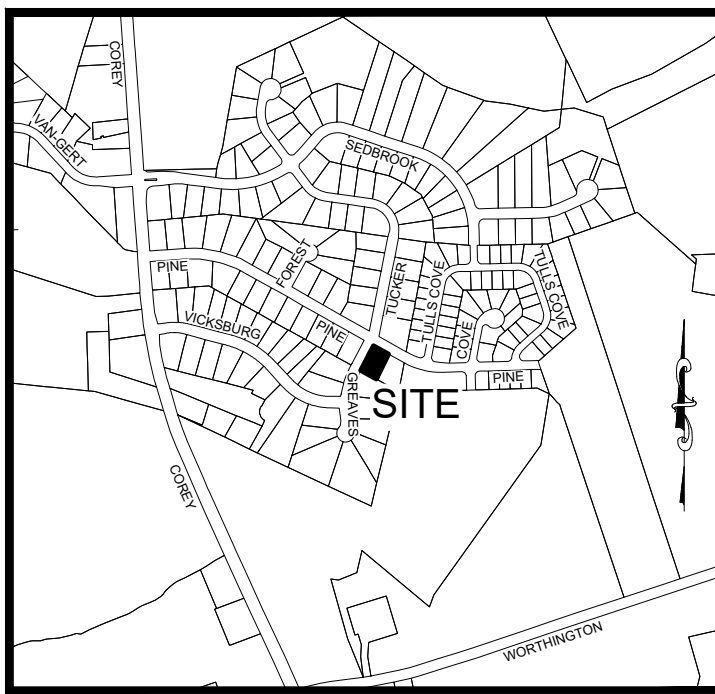
From: RR (County)

To: R15S

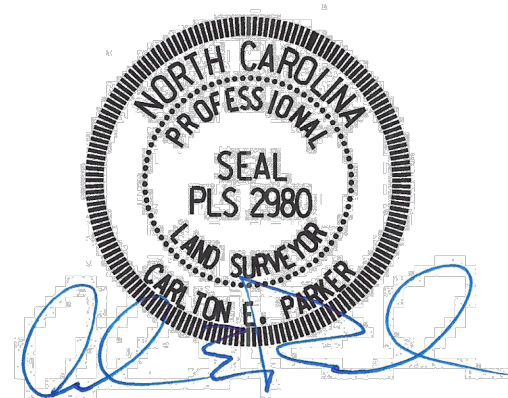
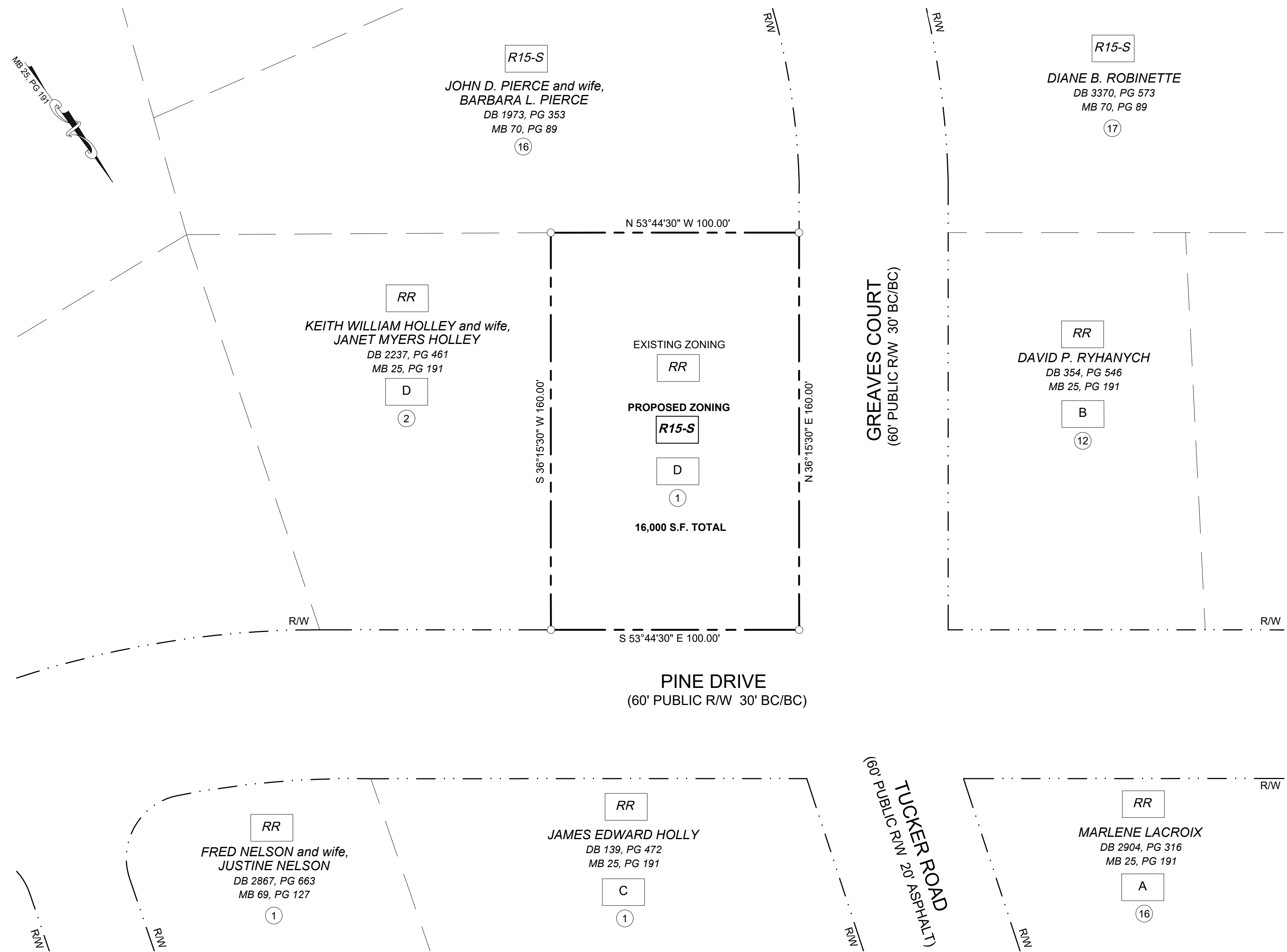
Acres: 0.3673

January 16, 2024





VICINITY MAP
SCALE: 1"=1000'±



PARCEL NUMBERS: 33639

REZONING MAP FOR KEITH WILLIAM HOLLEY and wife, JANET MYERS HOLLEY			
ROSEWOOD LOT 1, BLOCK "D" AS RECORDED IN MAP BOOK 25, PAGE 191 OF THE PITT COUNTY REGISTRY			
WINTERVILLE TWSP.		PITT COUNTY	
NORTH CAROLINA			
OWNERS: KEITH WILLIAM HOLLEY and wife JANET MYERS HOLLEY			
ADDRESS: 1116 PINE DRIVE WINTERVILLE, NC 28590			
PHONE: (252) 367-8247			
MALPASS & ASSOCIATES 1645 E. ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1780		SURVEYED: CEP	APPROVED: CEP
		DRAWN: MAH	DATE: 12/12/2023
		CHECKED: CEP	SCALE: SCALE: 1"= 30'

Existing Zoning

RR (Rural Residential) Pitt County Zoning

AGRICULTURE-RELATED USES

Agricultural Productions (livestock)
Agricultural Productions (crops)
Forestry

RESIDENTIAL USES

Bed and Breakfast Inn
Family Care Home
Group Care Facility
Halfway House
Manufactured Home on Individual Lot
Manufactured Home Park, Major (5 or more units)
Manufactured Home Park, Minor (5 or less units)
Modular Home
Multifamily Dwelling, less and 5 units
Single-Family Detached Dwelling
Two-Family Dwelling (duplex)

ACCESSORY USES AND STRUCTURES

Accessory Dwelling Unit
Accessory Structures and Buildings (Noncontiguous)
Accessory Uses and Structures (customary)
Caretaker Dwelling
Communication Tower Under 60' in Height
Emergency Shelter
Home Occupation
Rural Family Occupation
Satellite Dish Antenna
Solar Collector, Accessory
Swimming Pool
Temporary Health Care Structure
Wind Energy Facility, Accessory

RECREATIONAL USES

Athletic Fields
Civic, Social, and Fraternal Associations
Country Club with Golf Course
Golf Course
Private Campground/RV Park
Private Club or Recreation Facility, Other
Public Park or Recreational Facility, Other
Recreational Vehicles
Riding Academy
Swim and Tennis Club

EDUCATIONAL AND INSTITUTIONAL USES

Cemetery or Mausoleum on Same Property as Church

Cemetery or Mausoleum Not on Same Property as Church
Church or Other Place of Worship
College, University, Technical Institute
Miscellaneous Educational Services
Day Care Center, Adult and Child
Dare Care Facility, Residential
Elementary or Secondary School
Fire Station/Emergency Medical Service
Library
Nursing and Convalescent Home
Orphanage
Law Enforcement Substation
Retreat/Conference Center
Tutoring/Mentoring Center (less than 5 students)

BUSINESS, PROFESSIONAL and PERSONAL SERVICES

Veterinary Clinic
Wedding/Event Facility

TRANSPORTATION, WAREHOUSING AND UTILITIES

Radio, Television or Communication Tower Over 60' In Height
Sewage Treatment Plant
Solar Energy Facility
Utility Lines
Utility Related Appurtenances
Water Treatment Plant

OTHER USES

Arts and Craft Shows
Automobile Parking On Same Lot As Principal Use
Christmas Tree Sales
Emergency Shelter
Horse Shows
Outdoor Fruit and Vegetable Markets
Outdoor Religious Events
Special Temporary Event
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)
Temporary Emergency, Construction, and Repair Residence

PROPOSED ZONING**R15S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES**

(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	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	

R15S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES

(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	f. Stable; horse only (see also section 9-4-103)
(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	
	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	

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.