

Agenda

Greenville City Council

March 13, 2025 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 P.J. Connelly
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions
 - 1. Phyllis House Recreation and Parks Department Retiree
 - 2. Frank Conklin Fire/Rescue Department Retiree
 - 3. Cardiac Save on East Carolina University Campus

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

4. Appointments to Boards and Commissions

IX. Consent Agenda

- 5. Amendment to previously entered lease with Boys and Girls Clubs of the Coastal Plain (BGC), a North Carolina nonprofit corporation, for property situated within the City of Greenville, Pitt County, North Carolina, known as the Lucille W. Gorham Intergenerational Center, located at 1100 Ward Street and 1101 Ward Street.
- 6. Resolution of Intent to Close a Portion of Grande Avenue
- 7. Resolution Accepting Dedication of Rights-of-Way and Easements for Kadie Farms Phase I
- 8. Resolution and Deed of Release for Abandonment of a 10' Wide Sewer Easement Across Tax Parcel No. 48303
- 9. Resolution for the Issuance of New Debt for Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2025
- 10. Various Tax Refunds Greater Than \$100

X. New Business

Public Hearings

- 11. Ordinance to annex Mann Farm, Lot 1 property involving 4.697 acres located at the northwestern corner of the intersection of East 10th Street and Evolve Way
- Ordinance to annex The Enclave, Phase 1 property involving a total of 10.5683 acres located 520+/- feet west of L. T. Hardee Road and south of the Norfolk Southern Railroad
- 13. Ordinance to annex Langston Farms, Phase 11, Section 3 & 4A property involving 10.4643 acres located at the current terminus of Dew Meadow Drive
- Ordinance requested by Pitt County-City of Greenville Airport Authority to rezone 29.719 acres located along the southern right-of-way of West Belvoir Road and 1,700+/feet west of North Memorial Drive from RA20 (Residential-Agricultural), R9S (Residential-Single-Family), and R6MH (Residential-Mobile Home) to IU (Unoffensive Industry)
- 15. Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4, Article N. Signs, Section 233 Special Provisions for Certain Signs by adding a definition and standards for "Official government flags" in the following zoning districts: CG (General Commercial), CH (Heavy Commercial), PIU (Planned

Unoffensive Industry), PI (Planned Industry), IU (Unoffensive Industry), and I (Industry) with a maximum flagpole height not to exceed 130 feet at grade and a maximum flag size of no more than 3,200 square feet

- XI. City Manager's Report
- XII. Comments from Mayor and City Council
- XIII. Adjournment



City of Greenville, North Carolina

Meeting Date: 03/13/2025

| 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, 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 commission 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: |
| | • 2 seats on the Youth Council |
| Fiscal Note: | No direct fiscal impact. |
| <u>Recommendation:</u> | Make appointments to the Affordable Housing Loan Committee, Board of Adjustment, Historic Preservation Commission, Human Relations Council, and the Youth Council. |

ATTACHMENTS

March 2025 Boards and Commissions List.pdf

Appointments to Boards and Commissions

March 2025

Affordable Housing Loan Committee

Council Liaison: Council Member Tonya Foreman

| Name Bill Redding | District # | Current Term First Term | Reappointment Status Eligible | Expiration Date February 2025 |
|-----------------------------|------------|---|-------------------------------------|-------------------------------------|
| Robert Kevin Hov | ward | First Term | Eligible | February 2025 |
| Martin Tanski | | First Term | Eligible | February 2025 |

Board of Adjustment

Council Liaison: Mayor Pro Tem Monica Daniels

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|----------------|--------------|-----------------|-------------------------|--------------------|
| Daniel Worrall | District # | First Term | Resigned | June 2025 |
| Council Member | Marion Black | 1 1100 1 01111 | Resigned | 5une 2023 |

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

| Name | District # | Current Term | Reappointment Status | Expiration Date |
|------------------|------------|-----------------|-------------------------|--------------------|
| Kendall Williams | | First Term | Resigned | January 2026 |
| Kerry Carlin | | First Term | Resigned | January 2025 |
| Jeremy Jordan | | Second Term | Ineligible | January 2025 |
| David Thompson | | First Term | Ineligible | January 2027 |

Human Relations Council

Council Liaison: Council Member Portia Willis

| Name John Porter-Acee | District # | Current Term Unexpired Term | Reappointment Status Resigned | Expiration Date September 2025 |
|---------------------------------|------------|-----------------------------------|-------------------------------------|--------------------------------------|
| Duncan Patrick | | First Term | Resigned | September 2025 |

Multimodal Transportation Commission

Council Liaison: Council Member Matt Scully

| Name James Byrd | District # | Current Term Unexpired Term | Rea | appointment Status Eligible | Expiration Date January 2025 |
|---------------------------|------------|-----------------------------------|-----|-----------------------------------|------------------------------------|
| Kellie Gonzalez | | Unexpired Term | | Eligible | January 2025 |
| Robert Edwards | | Second Term | | Ineligible | January 2025 |
| Arcina Dixon | | First Term | | Eligible | January 2025 |
| Katherine Dale | | First Term | | Eligible | January 2025 |
| Joey X Austin | | Unexpired Term | | Eligible | January 2025 |

Youth Council

Council Liaison: Council Member Portia Willis

| Name Alex Guilford | Current Term Second Term | Reappointment Status Ineligible | Expiration Date September 2024 |
|------------------------------|--------------------------------|---------------------------------------|--------------------------------------|
| Carson Fraley | Second Term | Ineligible | September 2024 |
| Kaiji Fu | First Term | Ineligible | September 2024 |
| Alanah S Eason | First Term | Resigned | September 2025 |
| Rihanna Knight | First Term | Resigned | September 2025 |
| (2 open seats) | | | |

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

| Name | Board Applied To | Email Address |
|------------------------|--------------------------------------|--------------------------------|
| Ashish T Khanchandani | Affordable Housing Loan Committee | akhanchandani1996@gmail.com |
| Elvis J Maldonado | Affordable Housing Loan Committee | elvis.maldonado@truist.com |
| Latoya Lender | Affordable Housing Loan Committee | strivingwithvision@gmail.com |
| Naz M Staton | Affordable Housing Loan Committee | statonn18@outlook.com |
| David Newman | Board of Adjustment | newmaniac52@gmail.com |
| Ivery L Johnson | Board of Adjustment | iveryljohnson@gmail.com |
| Jeremy T Jordan | Board of Adjustment | jtjgvle@gmail.com |
| Kyle T Parker | Board of Adjustment | ktparker17@gmail.com |
| Logan Harrison | Board of Adjustment | harrisonl20@students.ecu.edu |
| William Arcuri | Board of Adjustment | billarcuri@icloud.com |
| Ashish T Khanchandani | Historic Preservation Commission | akhanchandani1996@gmail.com |
| Catherine Maryott | Historic Preservation Commission | maryotca@gmail.com |
| David Newman | Historic Preservation Commission | newmaniac52@gmail.com |
| Jeremy T Jordan | Historic Preservation Commission | jtjgvle@gmail.com |
| Kyle T Parker | Historic Preservation Commission | ktparker17@gmail.com |
| Mary S Daughtry | Historic Preservation Commission | susandaughtry62@gmail.com |
| Matthew J Justice | Historic Preservation Commission | justrighthomesenc@gmail.com |
| Adrienne L Alford | Human Relations Council | redscarletsweb@gmail.com |
| Ashish T Khanchandani | Human Relations Council | akhanchandani1996@gmail.com |
| Ashley B Elks | Human Relations Council | ashley.elks1@gmail.com |
| Donald Rivers | Human Relations Council | donaldrivers@policy-change.com |
| Josiah E. Ebron-duncan | Human Relations Council | jamontedaroberson@gmail.com |
| Marsha Hansen | Human Relations Council | dharmamarsha@gmail.com |
| Ray Waddell | Human Relations Council | raywadd02@gmail.com |
| Samar Badwan | Human Relations Council | s_wshah@hotmail.com |
| Stephen A Blackburn | Human Relations Council | sablackburn20@gmail.com |
| Walter L Grubb lii | Human Relations Council | grubbw@ecu.edu |
| Zakiyah L Thomas | Human Relations Council | zakiyaht52@gmail.com |
| Jason Pudlo | Multimodal Transportation Commission | jpudlo@outlook.com |
| Rajendra Jagad | Multimodal Transportation Commission | rjagad@gmail.com |
| Daniel E Mills | Youth Council | daniel.mills112707@gmail.com |

| Maya K Swaggerty | Youth Council | mayaswaggerty@gmail.com |
|------------------|---------------|-------------------------|
|------------------|---------------|-------------------------|



City of Greenville, North Carolina

Title of Item: Amendment to previously entered lease with Boys and Girls Clubs of the Coastal Plain (BGC), a North Carolina nonprofit corporation, for property situated within the City of Greenville, Pitt County, North Carolina, known as the Lucille W. Gorham Intergenerational Center, located at 1100 Ward Street and 1101 Ward Street. **Explanation:** In May 2021, the City Council authorized the City to enter into a Lease Agreement with Boys and Girls Clubs of The Coastal Plain for a portion of the Lucille W. Gorham Intergenerational Center Property for a term of five (5) years, commencing on May 25th, 2021, and terminating on May 24th, 2026 unless Tenant exercised option to renew for an additional five (5) years. Annual rent payments were set at as follows: Year 1- \$12,000 Year 2- \$18,000 • Year 3- \$19,600 • Year 4- \$24,000 • Year 5- (8 months, 24 days), \$18,000; and \$30,000 annually (Years 6-10), if Tenant exercises the option to renew for five additional years. Following negotiations with Boys and Girls Clubs of Coastal Plain (BGC), the City intends to amend the material terms of its original lease, including a reduction in the lease premises and rental payment amount(s). The amended lease will also offer an option to renew for an additional five (5) years for an annual rent of twenty-four thousand dollars (\$24,000), payable in equal installments of two thousand dollars (\$2,000) per month. The City Attorney's Office recommends Council provide authorization for City Manager or Mayor to execute all documents necessary to enter into the Amended Lease Agreement with Boys and Girls Clubs of the Coast Plan (BGC). **Fiscal Note:** The City will receive an annual rental payment of \$24,000, payable in equal installments of two thousand dollars (\$2,000) per month. **Recommendation:** Authorize the City Manager or Mayor to execute said Lease Agreement Amendment and negotiate any additional terms necessary for the lease that are in the best interest of the City.

ATTACHMENTS

Amendment to Lease Agreement.pdf

LEASE AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT TO LEASE AGREEMENT ("Lease Amendment No. 1"), made and entered into this the ____ day of _____, 2025, by and between the CITY OF GREENVILLE, a municipal corporation (the "City"), whose principal place of business is 200 W. Fifth Street, Greenville, NC 27858 and BOYS AND GIRLS CLUBS OF THE COASTAL PLAIN, a North Carolina nonprofit corporation ("Tenant"), whose principal place of business is 621 W. Fire Tower Rd., Winterville, NC 28590.

BACKGROUND. The City and Tenant entered into a lease titled "Lease Agreement" (Original Lease) dated, the 25th day of May 2021. The Lease Agreement allows for the use of the City's real property situated within the City of Greenville, Pitt County, North Carolina, known as the Lucille W. Gorham Intergenerational Center, located at 1100 Ward Street (tax parcel 73375) and 1101 Ward Street (tax parcel number 73374) and being fully described in that certain deed recorded in Deed Book 2196, Pages 463-465, and further identified on the map entitled Intergenerational Center Property recorded in Map Book 66, Page 116, all in the Pitt County Registry to which reference is made for a more accurate description.

This Lease Amendment No. 1 modifies the terms of the Original Lease Agreement based on the parties mutually agreed upon understanding.

NOW, THEREFORE, in consideration of the premises and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to an Amended Lease Agreement, as follows:

1. "Special Terms and Conditions", Paragraph 1, "Leased Premises.", Page 2:

- a. Remove all references to 1100 Ward Street (tax parcel 73375) as part of the Leased Premises.
- b. Paragraph 1, First bullet, "Lessie Bass Building at 1100 Ward Street...", Page
 2, shall be deleted in its entirety, including all references to the Lessie Bass Building
 located at 1100 Ward Street, also referred to as the Office Building, labeled Building

1. Further, the Tenant shall no longer have exclusive use of the 2nd floor or shared use of the 1st floor and grounds surrounding Building 1 with the City.

- c. Paragraph 1, Second bullet, "School Building at 1101 Ward Street...", Page 2, shall be modified by requiring the shared use all of remaining parking spaces in Area B that are not identified as exclusive, regardless of the date and/or time. Additionally, the Tenant shall have shared use of the playground labeled Area A. The playground labeled Area A shall be available for use by person(s) or organization(s) other than the Tenant during the following days and hours: Monday-Friday (8:00 am-1:00 pm); Saturday (12:00 am 11:59 pm) and Sunday (12:00 am 11:59 pm).
- d. <u>Paragraph titled "Shared Use Area: 1st floor of office building:", Page 2</u>: shall be deleted, in part, and the Tenant shall no longer have shared use of the 1st floor of the office building and grounds surrounding that building labeled Building 1. Further, language requiring submission of a request to the City for the use of the 1st floor of the office building and notice of the request to the City Manager's Office shall be deleted in its entirety.

2. <u>"Special Terms and Conditions", Paragraph 3, "Rent.", Page 3:</u> shall be modified as follows:

Bullet 4: Year 4 annual rental period: September 1, 2024 through August 31, 2025. The annual rent shall be \$24,000 payable in equal monthly installments of \$2,000. This amount will be reduced, based on a 10% reduction in space, for the remaining 6-month period (February 1, 2025 through August 31, 2025). Rent shall be \$10,800 total, payable in equal monthly installments of \$1,800 from February 1, 2025 through August 31, 2025.

Bullet 5: Year 5 (8 months, 24 days rental period): September 1, 2025 through May 24, 2026. The total rental period (8 months, 24 days) shall be \$18,000 payable in equal installments of \$2,000.

If Tenant exercises option to renew lease for an additional 5 years, the annual rent each year shall be \$24,000, payable in monthly installments of \$2,000.

- <u>"Other Terms and Conditions Use of Leased Premises.", Paragraph 7, "Tenant's</u> <u>Inspection, Maintenance and Trash Disposal.", Page 5</u>: Language requiring the City to be responsible for janitorial service to the first floor of the Office Building ONLY after a City event is held on the First Floor shall be deleted in its entirety.
- <u>"Other Terms and Conditions Use of Leased Premises.", Paragraph 10, "City's Use</u> of Property (Not Part of "Leased Premises")", Page 6: this paragraph shall be deleted in its entirety.
- <u>"Other Terms and Conditions Use of Leased Premises.", Paragraph 23, "Exercise of</u> <u>Rights and Notice.", Page 11</u>: the party for the Boys and Girls Clubs of the Coastal Plain shall be updated as follows:

Boys and Girls Clubs of the Coastal Plain: c/o Mark Holtzman (or their successor CEO) 621 W. Fire Tower Rd. Winterville, NC 28590

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6. All remaining paragraphs in the Original Lease Agreement are not amended by this Amendment No. 1, and such provisions in the Original Lease Agreement shall remain in full force and effect, including all periods in which the Tenant exercises its option to renew with proper notice.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Lease Amendment No. 1 to the Original Lease Agreement have set their hands and seals as of the day and year first written above.

City of Greenville:

By:

PJ Connelly, Mayor

Attest: (SEAL)

Valerie Shiuwegar, City Clerk

<u>Tenant</u>: Boys and Girls Clubs of the Coastal Plain

(Seal) By: Mark Holtzman, President and CEO

APPROVED AS TO FORM:

BY:

Emanuel D. McGirt, City Attorney

PRE-AUDIT CERTIFICATION:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Jacob Joyner, Director of Financial Services

Account Number _____

Project Code (if applicable) _____

EXHIBIT A- Original Lease and Map of the Intergenerational Center Property Attached and incorporated by reference to the Lease Agreement



City of Greenville, North Carolina

| Title of Item: | Resolution of Intent to Close a Portion of Grande Avenue |
|-----------------|---|
| Explanation: | The adjoining property owner has requested to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue. |
| | The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its February 18, 2025, meeting. |
| | The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC requests utility easements over and upon water and sewer lines in the right of way to be withdrawn. |
| | The petitioner is required to post a cash bond for the required improvements to remove the connections to the adjoining streets. |
| Fiscal Note: | Upon the effective date of the Resolution to Close, the City will no longer receive Powell Bill funds for maintenance of the closed street. |
| Recommendation: | Approve the Resolution of Intent to Close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue and set a public hearing on April 10, 2025, to consider the Resolution to Close. |

ATTACHMENTS

COG-#1202714-v1-Grande_Ave_Resolution.docx C-1047_ GRAND AVE.STREET CLOSING_v1 (2).pdf

RESOLUTION NO. _____ RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE DECLARING ITS INTENT TO CLOSE A PORTION OF GRANDE AVENUE LOCATED WEST OF ALBEMARLE AVENUE AND SOUTH OF VIRGINIA AVENUE

WHEREAS, the City Council intends to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue, in accordance with the provisions of G.S. 160A-299;

THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that it is the intent of the City Council to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue, more particularly described as follows:

Being that certain tract or parcel of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina and being bounded on the north by Pitt County Tax Parcels 9948 and 6553, on the east by Chestnut Street, on the south by Pitt County Tax Parcel 85420 and on the west by Virginia Avenue and being more particularly described as follows:

Commencing at an iron pipe set at the intersection of the west right of way line of Albemarle Avenue with the south right of way line of Virginia Avenue and running thence N 77° 34' 06" W - 187.20 feet to an iron pipe set at the intersection of the south right of way line of Virginia Avenue with the east right of way line of Grande Avenue and being the POINT OF BEGINNING; thence with the east right of way line of Grande Avenue common with the west lines of Pitt County Tax Parcels 9948 and 6553 owned by Noland RE Holdings, LLC, both as described in Deed Book 3975, Page 193 of the Pitt County Registry, S 28° 00' 00" E - 252.13 feet to an iron pipe set; thence S 61° 32' 54" W - 50.00 feet to an iron pipe set at the intersection of the west right of way line of Grande Avenue with the north right of way line of Chestnut Street at the southeast corner of Pitt County Tax Parcel 85420 owned by Noland RE Holdings, LLC, as described in Deed Book 3788, Page 627 of the Pitt County Registry; thence along and with the west right of way line of Grande Avenue common with the east line of said Parcel 85420, N 28° 00' 00" W - 289.79 feet to an existing iron pipe at the intersection of the west right of way line of Grande Avenue with the south right of way line of Virginia Avenue; thence S 81° 17' 46" E - 62.36 feet to the POINT OF BEGINNING containing 0.3110 acre and being the entire width of that portion of the right of way of Grande Avenue lying between the south right of way of Virginia Avenue and the north right of way of Chestnut Street shown on a Street Closing Map for Grande Avenue, prepared by ARK Consulting Group, PLLC, drawing C-1047, dated September 8, 2024, and incorporated herein by reference.

BE IT FURTHER RESOLVED that a public hearing will be held in the Council Chambers, City Hall, Greenville, North Carolina, on the 10th day of April 2025, at 6:00 p.m., to consider the advisability of closing the aforesaid street section. At such public hearing, all objections and suggestions will be duly considered.

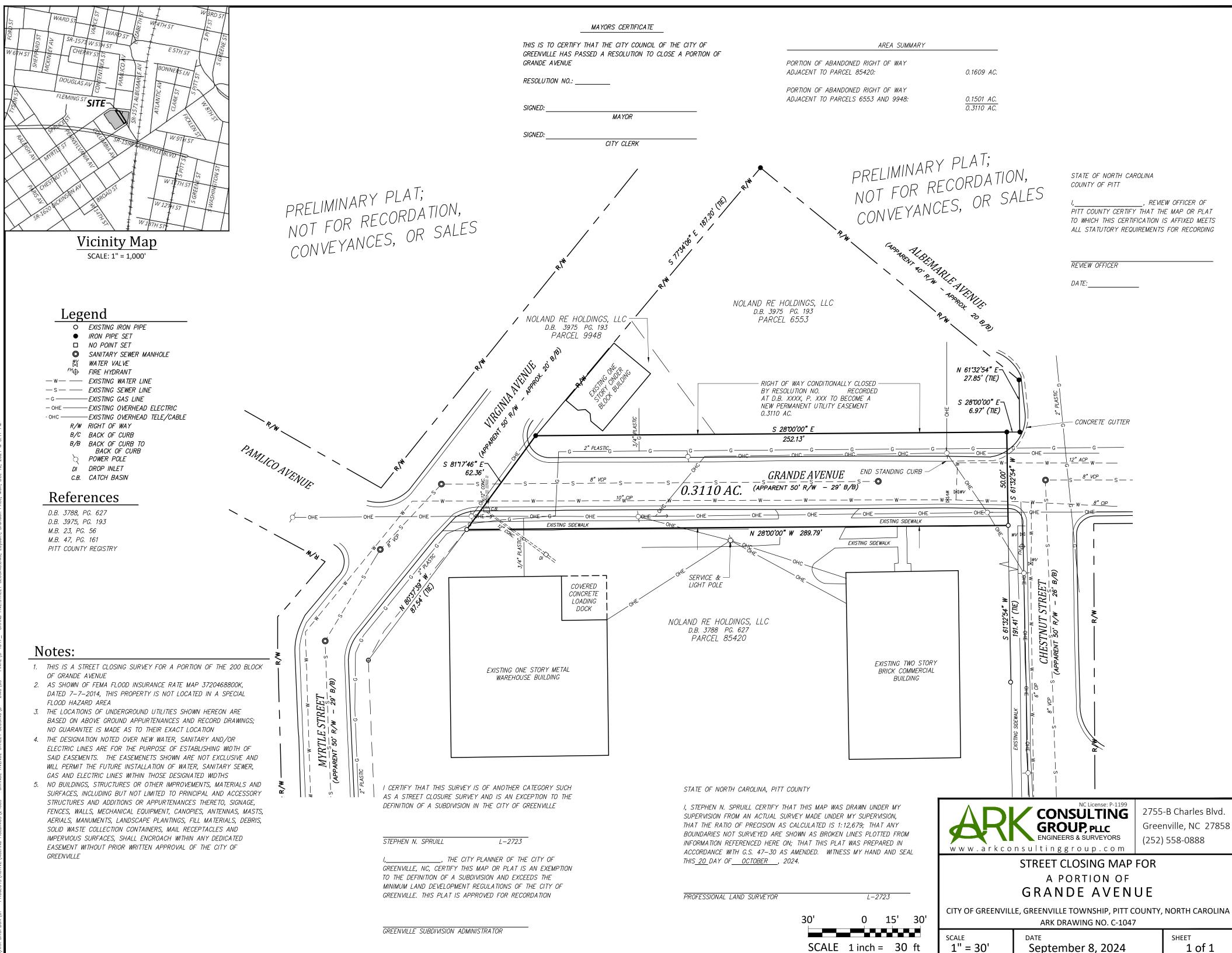
BE IT FURTHER RESOLVED that a copy of this resolution be published once a week for four (4) consecutive weeks in The Daily Reflector; that a copy of this resolution be sent by certified mail to the owners of property adjacent to the above-described street, as shown on the County tax records, and that a copy of this resolution be posted in at least two (2) places along the portion of the street to be closed.

Duly adopted this the 13th day of March, 2025.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk





City of Greenville, North Carolina

| Title of Item: | Resolution Accepting Dedication of Rights-of-Way and Easements for Kadie Farms Phase I |
|---------------------|--|
| Explanation: | In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Kadie Farms Phase I. (Map Book 93 at Page 52). A resolution accepting the dedication of the aforementioned rights-of-way and easements is attached for City Council consideration. The final plat showing the rights-of-way and easements is also attached. |
| <u>Fiscal Note:</u> | Funds for the maintenance of these rights-of-way and easements are included within the fiscal year 2024-2025 budget. |
| Recommendation: | City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Kadie Farms Phase I. |

ATTACHMENTS

COG-#1202723-v1-Kadie_Farms_Ph_I_Resolution.doc KADIE FARMS PHASE 1 FP-2024-0023.pdf

RESOLUTION NO. A RESOLUTION ACCEPTING DEDICATION TO THE PUBLIC OF RIGHTS-OF-WAY AND EASEMENTS ON SUBDIVISION PLATS

WHEREAS, G.S. 160D-806 authorizes any City Council to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Subdivision Review Board of the City of Greenville has acted to approve the final plats named in this resolution, or the plats or maps that predate the Subdivision Review Process; and

WHEREAS, the final plats named in this resolution contain dedication to the public of lands or facilities for streets, parks, public utility lines, or other public purposes; and

WHEREAS, the Greenville City Council finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Greenville to accept the offered dedication on the plats named in this resolution.

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

<u>Section 1</u>. The City of Greenville accepts the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes offered by, shown on, or implied in the following approved subdivision plats:

Kadie Farms Phase I Map Book 93 at Page 52

<u>Section 2</u>. Acceptance of dedication of lands or facilities shall not place on the City any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations or specific acts of the City, or as provided by the laws of the State of North Carolina.

<u>Section 3</u>. Acceptance of the dedications named in this resolution shall be effective upon adoption of this resolution.

Adopted the 13th day of March, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA PITT COUNTY

I, ______, 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 the 13th day of March, 2025.

Notary Public

My Commission Expires:

| | | AL TRACT | | 14.13 | 84 ACRES |
|---|----------------------------|---|---|--------------------------|-----------------------------|
| | AREA IN CON AREA IN PAR | MON AREA KS, RECREATION AI | ND THE LIK | E 0.0(| .4.056 ACRES .0.00 ACRES |
| | | CURV | E DATA | | |
| | CURVE NUMBER | BEARING | CHORD LENGTH | CURVE RADIUS | CURVE LENGTH |
| · Ш ' | 5 8 | S 03°39'06" W | 7.80 [°] 59.99' | 300.00' 300.00' | 7.80' 60.09' |
| N Q O | ខ | S 03°15'34" E | 12.28' | 300.00' | 12.28' |
| | 2 | S 03°40'58" E | 9.42' | 360.00' | |
| BEST BEST | C5 | S 00°11'13" W | 39.19' | 360.00' | 39.21' |
| | 3 S | S 10°11'11" W | 39.22 8.41' | 360.00' 360.00' | 39.24 8.41 |
| | 8 C | N 34°06'33" W | 25.46' | | 28.27 |
| ARYAM CHAABAWI WIIG | ပိ | N 76°28'07" W | 12.44' | 135.00' | 12.44' |
| | C10 | N 67°08'52" W | 31.41' | 135.00' | 31.48' |
| | 53 | N 53°44'57" W N 40°16'76" W | 31.59' | 135.00' | ωIu |
| | C13 C13 | N 26°53'39" W | 31.14 | 135.00' | |
| HAMEEDA | C14 | N 13°22'43" W | 32.40' | 135.00' | 32.48' |
| IARYAM CHAABAWI DB 4313, PG 670 | C15 | N 04°37'10" E | 22.92' | 59.50' | 23.06' |
| | C16 C17 | N 30°16'43" E N 57°36'18" E | 29.90' 26.31' | 59.50' 50 50' | 30.23' 26 52' |
| CANDACE G POLLARD | C18 | N 83°56'19" E | 27.90' | 59.50' | 28.17 |
| D.B. / 23 | C19 | S 69°00'47" E | 27.75' | 59.50' | |
| | C20 | S 43°30'10" E | 24.79' | 59.50' | |
| | C21 | S 19°15'58" E | 25.18' 25.47' | 59.50' | 25.37 |
| | CZ3 | S 48°35'29" W | 61.68 [°] | 59.50' | 64.84 |
| | C24 | S 34°16'51" W | 19.98' | | 22.25' |
| | C25 | S 45°10'48" E | 94.89' | 85.00' | 100.67' |
| CALDREAMS, LLC DB 4220, PG 522 | C26 | N 55°53'27" E | 25.46' | 18.00' | 28.27 |
| | C27 | N 06°35'45" E | 44.94' or coi | 300.00' | 44.98' |
| | C29 | N 01°42'17" W | 34.26' | 360.00' | 34.27 ¹ |
| | C30 | N 04°03'13" E | 38.07' | | 38.09' |
| | C31 | N 08°58'57" E | 23.84' | 360.00' | |
| | C32 | N 23°50'33" W | 54.68 | 48.00' | Ω. |
| | | | | | |
| | 2 | | 3'27" E | 25.00' | |
| | | L2 N 79°0(| 6'33" W | 20.00' | |
| | | L3 N 10°5 | 3'27" E | 25.00' | |
| | | L4 N 33°4 | 8'43" E | 41.34' | |
| IDE, INC. 3089, PG. 271 | | L5 N 76°3 | 4'56" E | 46.19' | |
| | | L6 S 06°2 | 5'27" E 3'35" F | 86.42' 27 34' | |
| | | L8 N 70°3 | 5'04" E | 146.53 | |
| | | L9 S 79°0 | 7'13" E | 45.37' | |
| | | L10 S 87°1 | 5'01" E | 70.71 | |
| CALUNE DB 4220, PG 522 | | KENDALL E. GASK | | | AT THIS |
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City of Greenville, North Carolina

| Title of Item: | Resolution and Deed of Release for Abandonment of a 10' Wide Sewer Easement Across Tax Parcel No. 48303 |
|------------------------|---|
| Explanation: | Tax Parcel No. 47592 and Tax Parcel No. 48303 are being combined into one lot to allow for redevelopment for a Family Fare gas and convenience store that will span across both parcels. The owner of Tax Parcel No. 47592 and Tax Parcel No. 48303, BFP Limited Liability Company, is requesting that the City of Greenville, for the use and benefit of Greenville Utilities Commission, abandon such 10' wide sewer easement across Tax Parcel 48303 (Lot 2A). The abandonment of such 10' wide sewer easement will not be effective until Tax Parcel 47592 and Tax Parcel 48303 are combined into one lot and assigned a new Tax Parcel number. |
| | At its February 20, 2025, regular meeting, the GUC Board of Commissioners authorized the execution of a resolution requesting the City Council to abandon such 10' wide Sewer Easement across Tax Parcel No. 48303 and to execute a resolution and deed of release in favor of the current owner. |
| Fiscal Note: | No cost to the City. |
| Recommendation: | Authorize the execution of the resolution and deed of release |

ATTACHMENTS

City Resolution - BFP Limited Liability Company - TPN 48303.docx

Exhibit A to Resolution - Tax Parcel No. 48303.pdf

Exhibit B to Resolution - Tax Parcel No. 48303.pdf

Deed of Release (BFP Limited Liability Company -TPN 48303).docx

Exhibit A to Deed of Release - Tax Parcel No. 48303.pdf

Exhibit B to Deed of Release - Tax Parcel No. 48303.pdf

Exhibit C to Deed of Release - Tax Parcel No. 48303.docx

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, ABANDONING A TEN FOOT (10') WIDE SEWER EASEMENT HERETOFORE GRANTED TO THE CITY OF GREENVILLE FOR THE USE AND BENEFIT OF GREENVILLE UTILITIES COMMISSION, AND AUTHORIZING EXECUTION OF A DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained a ten foot (10') wide Sewer Easement across property commonly known as Tax Parcel No. 48303; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, desires to combine Lot 2 (Tax Parcel No. 47592) and Lot 2A (Tax Parcel No. 48303) to allow for redevelopment for a Family Fare gas and convenience store that will span across both parcels; and

WHEREAS, the abandonment of such 10' wide Sewer Easement will not be effective until Tax Parcel No. 47592 and Tax Parcel No. 48303 are combined into one lot and assigned a new Tax Parcel No.

WHEREAS, Commission anticipates no use or need now or in the future for such ten foot (10') wide Sewer Easement to be abandoned; and

WHEREAS, Commission therefore desires to abandon such ten foot (10') wide Sewer Easement; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, has requested that the City of Greenville, North Carolina, and Commission acknowledge the abandonment and release of such ten foot (10') wide Sewer Easement; and

WHEREAS, Commission deems such abandonment to be reasonable and in the best interests of Commission and all parties, and therefore requests that the City of Greenville, North Carolina, acknowledge such abandonment and release such ten foot (10') wide Sewer Easement, which is shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, which are attached hereto and made a part hereof, and which are hereby incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. That the City Council of the City of Greenville, North Carolina, does hereby abandon such ten foot (10') wide Sewer Easement heretofore granted to the City of Greenville, for the use and benefit of Greenville Utilities Commission.

Section 2. That the appropriate City officials be and they hereby are empowered to make, execute, and deliver to BFP Limited Liability Company, 4220 Neal Road, Durham, North Carolina 27705, or the then current owner of the subject property encumbered by such ten foot (10') wide Sewer Easement to be abandoned, an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Commission, might have in and to such ten foot (10') wide Sewer Easement, which is shown as to be abandoned on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" which are attached hereto and made a part hereof.

<u>Section 3</u>. This Resolution shall take effect immediately upon its adoption.

This the ______ day of ______, 2025.

CITY OF GREENVILLE

By: P.J. CONNELLY, MAYOR

ATTEST:

VALERIE P. SHIUWEGAR, CITY CLERK

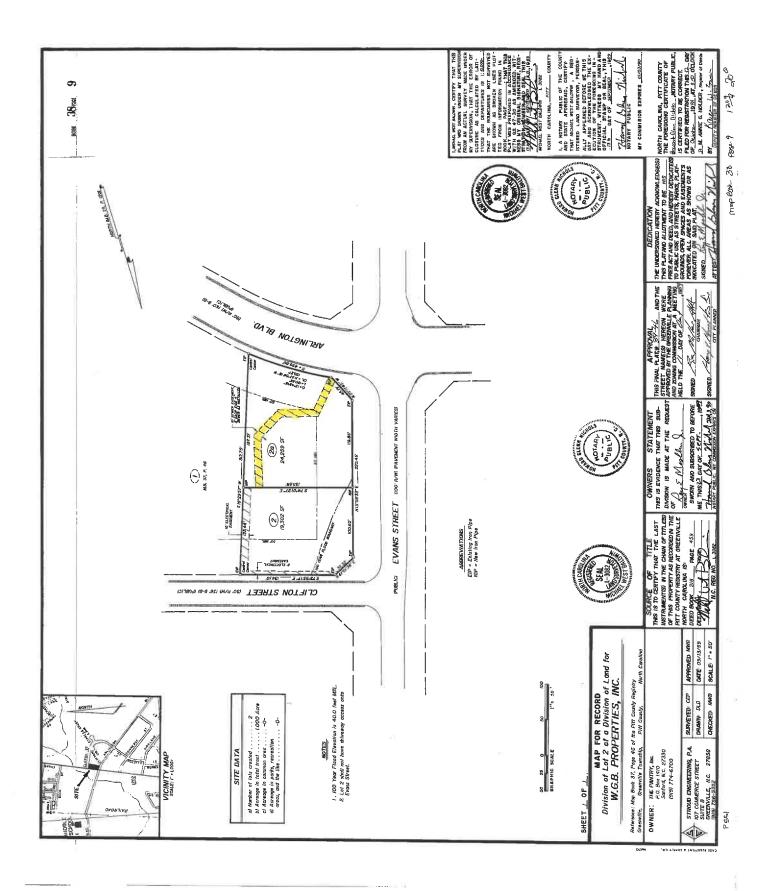
[SEAL]

| A meeting of the City Council of the City of Greenville, North Carolina, was held on, 2025. |
|---|
| Present: |
| |
| Absent: |
| Also Present: |
| After consideration of the foregoing Resolution, Council member, moved for the passage thereof, which motion was duly seconded by Council member , and the foregoing Resolution was passed by the following vote: |
| Ayes: |
| Noes: |
| * * * * * |
| I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing accurately reflects the proceedings as recorded in the minutes of the City Council of said City at a meeting held on the day of, 2025 and contains the verbatim text of Resolution No which was duly adopted by said City Council at said meeting. |

WITNESS my hand and the official seal of said City, this _____ day of _____, 2025.

City Clerk

[SEAL]





Prepared by: Phillip R. Dixon, Attorney File: Greenville Utilities Commission Post Office Box 1847 Greenville, NC 27835

NORTH CAROLINA

DEED OF RELEASE

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the _____ day of _____, 2025, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and BFP Limited Liability Company, 4220 Neal Road, Durham, North Carolina 27705, party of the second part (hereinafter called GRANTEE).

THAT WHEREAS, the GRANTOR, for the use and benefit of Greenville Utilities Commission (hereinafter referred to as "Commission"), previously received ten foot (10') wide Sewer Easement across property commonly known as Tax Parcel No. 48303; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, desires to combine Lot 2 (Tax Parcel No. 47592) and Lot 2A (Tax Parcel No. 48303) to allow for redevelopment for a Family Fare gas and convenience store that will span across both parcels; and

WHEREAS, the abandonment of such 10' wide Sewer Easement will not be effective until Tax Parcel No. 47592 and Tax Parcel No. 48303 are combined into one lot and assigned a new Tax Parcel No.

WHEREAS, Commission anticipates no use or need now or in the future for such ten foot (10') wide Sewer Easement to be abandoned; and

WHEREAS, Commission therefore desires to abandon such ten foot (10') wide Sewer Easement; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, has requested that the City of Greenville, North Carolina, and Commission acknowledge the abandonment and release of such ten foot (10') wide Sewer Easement; and

WHEREAS, Commission deems such abandonment to be reasonable and in the best interests of Commission and all parties, and therefore requests that the City of Greenville, North Carolina, acknowledge such abandonment and release such ten foot (10') wide Sewer Easement, which is shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, which are attached hereto and made a part hereof, and which are hereby incorporated by reference; and

WHEREAS, Commission has therefore requested GRANTOR to execute a Deed of Release to GRANTEE, or the current owner(s) of such ten foot (10') wide Sewer Easement, which is shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, which are attached hereto and made a part hereof, and which are hereby incorporated by reference; and

WHEREAS, the City Council of the GRANTOR, acting on the recommendation of Commission, has duly adopted the Resolution abandoning to GRANTEE, such ten foot (10') wide Sewer Easement as shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, and a copy of which said Resolution is attached hereto as Exhibit "C" and made a part hereof; and

NOW THEREFORE, pursuant to and in accordance with said Resolution, GRANTOR does hereby remise, release, discharge, and forever quitclaim unto BFP Limited Liability Company, as the current owner of the subject property, its heirs and assigns, all the GRANTOR's rights, title, and interest in and to such ten foot (10') wide Sewer Easement, which is shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, which are attached hereto and made a part hereof, and which are hereby incorporated by reference.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereunto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE

By:

P.J. CONNELLY, MAYOR

ATTEST:

VALERIE P. SHIUWEGAR, CITY CLERK

[SEAL]

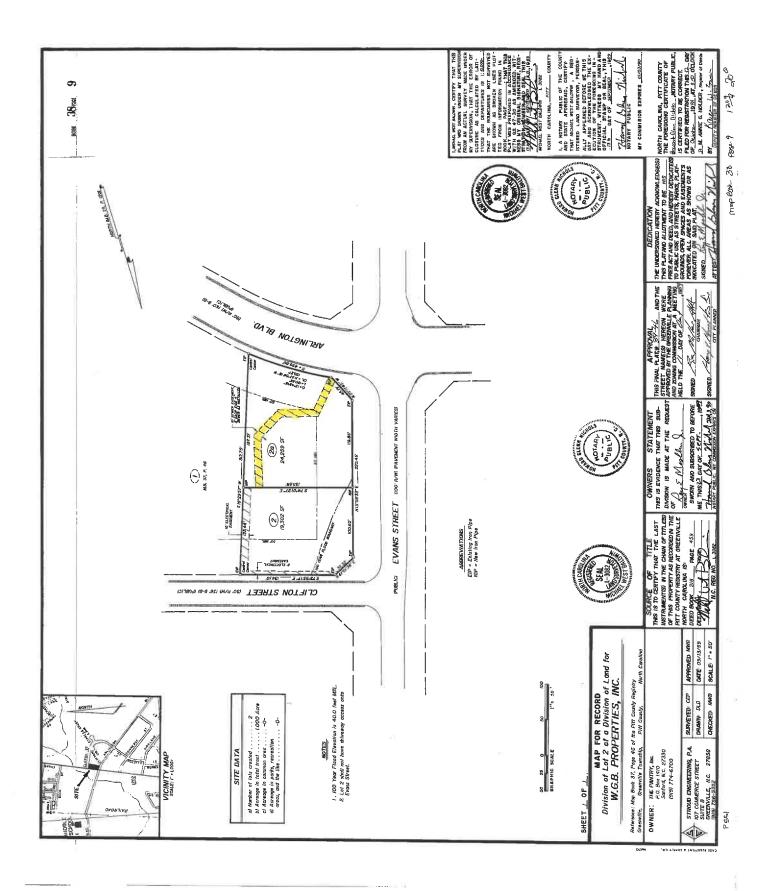
NORTH CAROLINA PITT COUNTY

I, _____, a Notary Public of the aforesaid County and State, certify that VALERIE P. SHIUWEGAR personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal, and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the _____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires: _____





RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, ABANDONING A TEN FOOT (10') WIDE SEWER EASEMENT HERETOFORE GRANTED TO THE CITY OF GREENVILLE FOR THE USE AND BENEFIT OF GREENVILLE UTILITIES COMMISSION, AND AUTHORIZING EXECUTION OF A DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained a ten foot (10') wide Sewer Easement across property commonly known as Tax Parcel No. 48303; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, desires to combine Lot 2 (Tax Parcel No. 47592) and Lot 2A (Tax Parcel No. 48303) to allow for redevelopment for a Family Fare gas and convenience store that will span across both parcels; and

WHEREAS, the abandonment of such 10' wide Sewer Easement will not be effective until Tax Parcel No. 47592 and Tax Parcel No. 48303 are combined into one lot and assigned a new Tax Parcel No.

WHEREAS, Commission anticipates no use or need now or in the future for such ten foot (10') wide Sewer Easement to be abandoned; and

WHEREAS, Commission therefore desires to abandon such ten foot (10') wide Sewer Easement; and

WHEREAS, the current owner of such property, BFP Limited Liability Company, has requested that the City of Greenville, North Carolina, and Commission acknowledge the abandonment and release of such ten foot (10') wide Sewer Easement; and

WHEREAS, Commission deems such abandonment to be reasonable and in the best interests of Commission and all parties, and therefore requests that the City of Greenville, North Carolina, acknowledge such abandonment and release such ten foot (10') wide Sewer Easement, which is shown on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" as to be abandoned, which are attached hereto and made a part hereof, and which are hereby incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. That the City Council of the City of Greenville, North Carolina, does hereby abandon such ten foot (10') wide Sewer Easement heretofore granted to the City of Greenville, for the use and benefit of Greenville Utilities Commission.

Section 2. That the appropriate City officials be and they hereby are empowered to make, execute, and deliver to BFP Limited Liability Company, 4220 Neal Road, Durham, North Carolina 27705, or the then current owner of the subject property encumbered by such ten foot (10') wide Sewer Easement to be abandoned, an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Commission, might have in and to such ten foot (10') wide Sewer Easement, which is shown as to be abandoned on Exhibit "A" (recorded October 12, 1989 in Map Book 38 at Page 9, Pitt County Public Registry) and Exhibit "B" which are attached hereto and made a part hereof.

<u>Section 3</u>. This Resolution shall take effect immediately upon its adoption.

This the ______ day of ______, 2025.

CITY OF GREENVILLE

By: ______ P.J. CONNELLY, MAYOR ATTEST:

VALERIE P. SHIUWEGAR, CITY CLERK

[SEAL]

| A meeting of the City Council of the City of Greenville, North Carolina, was held on, 2025. |
|---|
| Present: |
| |
| Absent: |
| Also Present: |
| After consideration of the foregoing Resolution, Council member, moved for the passage thereof, which motion was duly seconded by Council member , and the foregoing Resolution was passed by the following vote: |
| Ayes: |
| Noes: |
| * * * * * |
| I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing accurately reflects the proceedings as recorded in the minutes of the City Council of said City at a meeting held on the day of, 2025 and contains the verbatim text of Resolution No which was duly adopted by said City Council at said meeting. |

WITNESS my hand and the official seal of said City, this _____ day of _____, 2025.

City Clerk

[SEAL]



City of Greenville, North Carolina

| <u>Title of Item:</u> | Resolution for the Issuance of New Debt for Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2025 |
|------------------------|---|
| Explanation: | In order to provide funding for projects associated with its capital improvement plan consisting of certain infrastructure improvements, the Greenville Utilities Commission needs to move forward with the issuance of up to \$70,000,000 in revenue bonds. To that end, at its February 20, 2025, regular meeting, the GUC Board of Commissioners adopted a resolution that authorizes and directs the officers, agents and employees of the commission to do all acts and things required of them by the provisions of this resolution and also recommends similar action be taken by the City council. |
| Fiscal Note: | No cost to the City. |
| Recommendation: | Adopt the attached resolution. |

ATTACHMENTS

City Preliminary Resolution - GUC Series 2025.docx

RESOLUTION NO. 25-____

RESOLUTION APPROVING CERTAIN MEMBERS OF THE FINANCING TEAM FOR AND MAKING THE FINDING AND DETERMINATIONS REQUIRED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WITH RESPECT TO THE ISSUANCE OF NOT TO EXCEED \$70,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2025

WHEREAS, the City Council of the City of Greenville, North Carolina (the "City") on August 11, 1994 adopted a bond order, which bond order was amended and restated as of April 13, 2000 (the "Order"), authorizing the issuance of revenue bonds thereunder secured by the revenues of the Combined Enterprise System created under the Order;

WHEREAS, the City and the Greenville Utilities Commission (the "Commission") are considering issuing, pursuant to The State and the Local Government Revenue Bond Act (the "Act") and the Order, bonds for the acquisition, construction, and equipping of certain improvements to its combined enterprise system (collectively, the "Series 2025 Project"), which improvements are described in <u>Appendix A</u> to this resolution; and

WHEREAS, the City has determined to proceed with the authorization and issuance of revenue bonds pursuant to the Order in the amount of not to exceed \$70,000,000 for the purpose of providing funds, together with any other available funds, for paying the cost of acquiring, constructing, and equipping the Series 2025 Project (the "Series 2025 Bonds"); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA AS FOLLOWS:

Section 1. The Chief Financial Officer of the Greenville Utilities Commission (the "Commission") and such other officers of the City and the Commission as may be appropriate are hereby authorized to apply to the Local Government Commission of North Carolina (the "LGC") for the approval of the issuance of the Series 2025 Bonds and otherwise to participate in the development of such financing.

Section 2. The City Council approves the selection of the following professionals to assist the City and the Commission in connection with such financing and requests the LGC to approve such selection:

| Financial Advisor: | First Tryon Advisors |
|------------------------------|--|
| Bond Counsel: | Womble Bond Dickinson (US) LLP |
| Trustee and Bond Registrar: | The Bank of New York Mellon Trust Company, N.A. |
| Consulting Utility Advisors: | 1898 & Co., Part of Burns & McDonnell Consultants, Inc., and Raftelis Financial Consultants, Inc. |

| Underwriters: | J.P. | Morgan | Securities | and | FHN | Financial | Capital |
|---------------|------|--------|------------|-----|-----|-----------|---------|
| | Mar | kets | | | | | |

Counsel to Underwriter: McGuireWoods LLP

Section 3. The City Council hereby finds and determines in connection with the issuance of the Series 2025 Bonds as follows:

(a) the issuance of the Series 2025 Bonds and the Series 2025 Project are necessary for the City and the Commission to provide adequate and reliable electric, natural gas, water, and sanitary sewer service;

(b) the amount of the Series 2025 Bonds will be sufficient, but not excessive, for the purpose of paying the costs described in this resolution;

(c) the proposed Series 2025 Project is feasible;

(d) the annual audits of the City and the Commission show the City and the Commission to be in strict compliance with debt management policies, and the budgetary and fiscal management policies of the City and the Commission are in compliance with law;

(e) the Series 2025 Bonds can be marketed at a reasonable interest cost to the Commission and the City; and

(f) any projected rate increases for electric, natural gas, water, and sanitary sewer service in connection with the issuance of the Series 2025 Bonds will be reasonable.

Section 4. The Local Government Commission is requested to sell the proposed revenue bonds to the Underwriters at a private sale without advertisement.

Section 5. The officers, agents and employees of the City are hereby authorized and directed to do all acts and things required of them by the provisions of this resolution for the full, punctual and complete performance of the terms and provisions hereof.

Section 6. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member ______, seconded by Council Member ______, the foregoing resolution entitled "RESOLUTION APPROVING THE FINANCING TEAM FOR AND MAKING THE FINDING AND DETERMINATIONS REQUIRED BY THE NORTH CAROLINA LOCAL GOVERNMENT COMMISSION WITH RESPECT TO THE ISSUANCE OF NOT TO EXCEED \$70,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2025" was adopted by the following vote:

Ayes:_____

Noes:_____

* * * * * *

I, Valerie P. Shiuwegar, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of such much of the proceedings of the City Council of said City at a regular meeting held on ______, 2025, as it relates in any way to the passage of the foregoing resolution and that said proceedings are recorded in the minutes of said Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this _____ day of _____, 2025.

City Clerk

[SEAL]

APPENDIX A

The Series 2025 Project

The Series 2025 Project will consist of the acquisition, construction, and equipping of various improvements to the Combined Enterprise System including, without limitation, the following projects:

Number Project Description

- 1 ICP 10189: Asset Management Software
- 2 ICP 10211: Customer Billing & Software Upgrade
- 3 ECP 10168: POD #3 to Simpson Substation 115 kV Transmission Loop
- 4 ECP 10219: Peak Shaving Generator(s) Replacement
- 5 ECP 10220: Transmission Structure Replacements
- 6 ECP 10244: Hudson Crossroads
- 7 ECP 10248: POD Transformer Replacement
- 8 ECP 10261: Community Solar Project
- 9 ECP 10264: 10MW Peak Shaving Generator Plant
- 10 SCP 10238: WWTP Clarifier Replacement Project
- 11 SCP 10244: Sewer System Extensions Phase 1
- 12 GCP 92: LNG Expansion Project



City of Greenville, North Carolina

Meeting Date: 03/13/2025

<u>Title of Item:</u>

Various Tax Refunds Greater Than \$100

Explanation:

Pursuant to North Carolina General Statute 105-381, refunds are being reported to City Council. These are refunds created by a change or release of value for City of Greenville taxes by the Pitt County Tax Assessor. Pitt County Commissioners have previously approved these refunds; they are before City Council for their approval as well. These refunds will be reported as they occur when they exceed \$100.

The Director of Financial Services reports refunds of the following taxes:

| Payee | Adjustment Refunds | <u>Amount</u> |
|--------------------------|--------------------------|---------------|
| Robertson, Authur Jr | Registered Motor Vehicle | 496.23 |
| Cervi, Norine Ann | Registered Motor Vehicle | 392.71 |
| Epler, David Charles | Registered Motor Vehicle | 375.71 |
| Zhang, Gary Kan | Registered Motor Vehicle | 372.93 |
| Park, Soung Guon | Registered Motor Vehicle | 355.37 |
| Eid, Yassser Nasser | Registered Motor Vehicle | 322.52 |
| Rogers, Ann Doughtie | Registered Motor Vehicle | 315.01 |
| Bell, George Richard | Registered Motor Vehicle | 293.05 |
| Tuten, Gregory Phillip | Registered Motor Vehicle | 254.05 |
| Hallow, Chandler Lewis | Registered Motor Vehicle | 232.61 |
| Wilson, Donnie Elbert | Registered Motor Vehicle | 224.00 |
| Crumble, Williams Henry | Registered Motor Vehicle | 194.24 |
| Chase, Edwin Earl Jr | Registered Motor Vehicle | 193.00 |
| Rowan, Alise George | Registered Motor Vehicle | 190.46 |
| Dixon, Billy Clair | Registered Motor Vehicle | 188.90 |
| Brocz, Jessica Autumn | Registered Motor Vehicle | 154.45 |
| Barrow, David Daniel | Registered Motor Vehicle | 145.12 |
| Barnhill, Kevin Earl | Registered Motor Vehicle | 141.11 |
| Jackson, Jessie Sherwood | Registered Motor Vehicle | 134.33 |
| Colvin, Emma Cotten | Registered Motor Vehicle | 127.80 |
| James & James Farms Inc | Registered Motor Vehicle | 111.97 |
| Peterson, Allan Stuart | Registered Motor Vehicle | 105.64 |
| Credle, Teisha Ann | Registered Motor Vehicle | 102.51 |

| White, Walter Earl | Registered Motor Vehicle | 100.54 |
|------------------------|-------------------------------|--------|
| Ebron, Sheri Monique | Business Personal Property | 702.62 |
| Ebron, William Earl | Business Personal Property | 297.46 |
| Bass, William Macon | Business Personal Property | 280.72 |
| English, Dalton Jersey | Business Personal Property | 151.76 |
| Foreman, David E | Business Personal Property | 132.00 |

Fiscal Note: The total amount refunded is \$7,088.67

<u>Recommendation:</u> Approval of taxes refunded by City Council



City of Greenville, North Carolina

Title of Item:Ordinance to annex Mann Farm, Lot 1 property involving 4.697 acres located at
the northwestern corner of the intersection of East 10th Street and Evolve Way

Explanation: A. SCHEDULE

- 1. Advertising date: March 1, 2025
- 2. City Council public hearing date: March 13, 2025
- 3. Effective date: March 13, 2025

B. CHARACTERISTICS

- 1. Relation to primary city limits: Contiguous
- 2. Relation to recognized industrial area: Outside
- 3. Acres: 4.697
- 4. Voting District: 4
- 5. Township: Greenville
- 6. Zoning: CG (General Commercial)
- 7. Existing land use: Vacant
- 8. Anticipated land use: 30,000+/- square feet of commercial use
- 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: Eastern Pines
- 11. Greenville fire district: Station 6
- 12. Present tax value: \$1,555,090
- 13. Estimated tax value: \$4,000,000

Fiscal Note: Estimated tax value at full development is \$4,000,000.

ATTACHMENTS

Ordinance Mann Farm, Lot 1 Annexation - 1 - COG.DOC

Survey Mann Farm Lot 1.pdf

ORDINANCE NO. 25-AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 13th day of March, 2025, after due notice by publication in <u>The Daily Reflector</u> on the 1st day of March, 2025; 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:

<u>Section 1</u>. 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 "Mann Farm, Lot 1", involving 4.697 acres.
- LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located along the northwestern corner of the intersection of East 10th Street and Evolve Way.

GENERAL DESCRIPTION:

BEING ALL OF THAT PARCEL OF LAND LOCATED IN GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA; IDENTIFIED AS PARCEL # 89789, NC PIN# 5607-02-5861, AND CURRENT PARCEL ADDRESS 1100 MANN FARM RD AS SHOWN IN PITT COUNTY GIS; FURTHER DESCRIBED IN THE PITT COUNTY REGISTRY AS A PORTION OF A PREVIOUS PARENT TRACT IN DEED BOOK 4233 PAGE 394 AND SHOWN IN MAP BOOK 87 PAGE 197, ACQUIRED IN DEED BOOK 4233 PAGE 383 AND SHOWN AS THE "REMAINDER OF MANN FARM PARTNERS, LLC" IN MAP BOOK 90 PAGE 87-88, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING IRON STAKE HAVING NC GRID COORDINATES (NAD '83/2011 IN US SURVEY FEET) OF NORTHING: 673019.67' AND EASTING: 2500615.15' AND BEING LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET) AND BEING THE PLACE AND POINT OF BEGINNING FOR THIS DESCRIPTION: THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WESTERN RIGHT-OF-WAY AND CROSSING THE 30 METER PUBLIC RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET) N 61° 26' 38" E, A DISTANCE OF 98.43 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET); THENCE ALONG A CURVE TO THE LEFT, AND FOLLOWING ALONG THE EASTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET), HAVING A RADIUS OF 2083.33' FEET, A CHORD BEARING OF S 33° 48' 30" E, A DISTANCE OF 406.67 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY AND CROSSING NC HIGHWAY 33 (EAST TENTH STREET) S 49° 50' 51" W, A DISTANCE OF 299.11 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EVOLVE WAY. THENCE FROM SAID POINT AND CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF EVOLVE WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND A CHORD BEARING OF S 75° 30' 21" W, A DISTANCE OF 12.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET, A CHORD BEARING OF S 53° 04' 49" W, A DISTANCE OF 84.83 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY N 33° 22' 48" W, A DISTANCE OF 708.16 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03' 04" E, A DISTANCE OF 45.41 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03' 04" E, A DISTANCE OF 340.65 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03'04" E, A DISTANCE OF 3.96 FEET TO THE PLACE AND POINT OF BEGINNING; ENCOMPASSING AN AREA OF 4.697 ACRES, MORE OR LESS.

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

<u>Section 3</u>. 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.

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

Section 5. This annexation shall take effect from and after the 13th day of March, 2025.

ADOPTED this 13th day of March, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

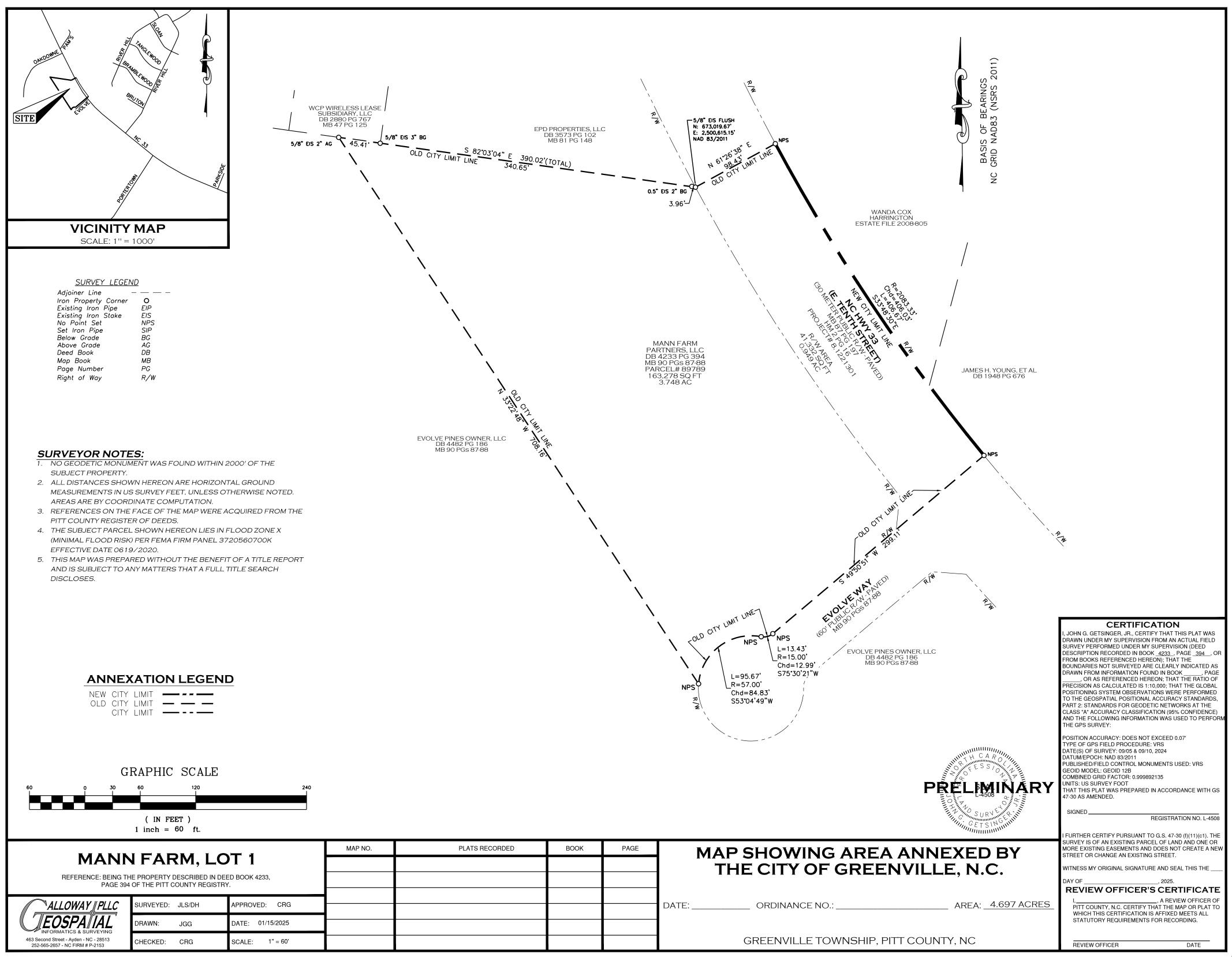
NORTH CAROLINA PITT COUNTY

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 _____th day of _____, 2025.

Notary Public

My Commission Expires: ______ 1202700





City of Greenville, North Carolina

Title of Item:Ordinance to annex The Enclave, Phase 1 property involving a total of 10.5683
acres located 520+/- feet west of L. T. Hardee Road and south of the Norfolk
Southern Railroad

Explanation: A. SCHEDULE

- 1. Advertising date: March 1, 2025
- 2. City Council public hearing date: March 13, 2025
- 3. Effective date: March 13, 2025

B. CHARACTERISTICS

- 1. Relation to primary city limits: Contiguous
- 2. Relation to recognized industrial area: Outside
- 3. Acres: 10.5683
- 4. Voting District: 4
- 5. Township: Grimesland
- 6. Zoning: R6-A (Residential)
- 7. Existing land use: Vacant
- 8. Anticipated land use: 40 multi-family units
- 9. Population estimate:

| | Formula | Number of people |
|--|------------|------------------|
| Total current: | 0 | 0 |
| Estimated at full development | 40 X 2.18 | 87 |
| Current minority | 0 | 0 |
| Estimated minority at full development | 87 X 43.4% | 38 |
| Current white | 0 | 0 |
| Estimated white at full development | 87 - 38 | 49 |
| | | |

- * Source: Census.gov
- 10. Rural fire tax district: Eastern Pines
- 11. Greenville fire district: Station 6
- 12. Present tax value: \$264,207
- 13. Estimated tax value: \$11,000,000

Fiscal Note: Estimated tax value at full development is \$11,000,000.

Recommendation: City staff recommends approval of the attached ordinance to annex The Enclave, Phase 1.

ATTACHMENTS

Ordinance The Enclave_ Phase 1 Annexation.DOC
 The Enclave, Phase 1 Annexation Map.pdf

ORDINANCE NO. 25-AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 13th day of March, 2025, after due notice by publication in <u>The Daily Reflector</u> on the 1st day of March, 2025; 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:

<u>Section 1</u>. 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 "The Enclave, Phase 1", involving a total of 10.5683 acres.
- LOCATION: Situate in Grimesland Township, Pitt County, North Carolina, located 520+/- feet west of L. T. Hardee Road and south of the Norfolk Southern Railroad.

GENERAL DESCRIPTION:

Lying and being in Grimesland Township, Pitt County, North Carolina, lying south of NC Highway 43 (E. Tenth Street) and north of Leon Drive, being bounded on the north by Norfolk Southern Railroad and on the south by Glennwood Properties, Inc as recorded in Map Book 16, Page 58, and being more particularly described as follows: Beginning at a point in the northern right-of-way of NCSR 1728 L.T. Hardee Road where the western right-of-way of NCSR 1728 L. T. Hardee Road where the western right-of-way of NCSR 1728 L. T. Hardee Road where the western right-of-way of NCSR 1728 L. T. Hardee Road meets the northern right-of-way at the property of Ollie Joseph Gupton, Jr., Parcel Number 80477, deed reference recorded in Deed Book 3774, Page 11 of the Pitt County Registry, the True Point of Beginning. Thence from the True Point of Beginning, leaving the right-of-way of NCSR 1728 L. T. Hardee Road and following the boundary of the Gupton property the following calls: Thence with a curve to the left, having a radius of 163.65' and a chord of N 06°37'03" W - 125.97' to the point of reverse curvature, thence with a curve to the right having a radius of 223.65' and a chord of N 23°22'36" W - 71.99', thence North 16°12'48"

West - 72.29' to a point, thence North 79°39'10" West - 226.30' to a point, thence North 10°21'57" East - 133.38' to a point, thence North 80°01'17" West - 164.33' to a point, thence South 10°21'57" West - 104.33' to a point, thence South 79°39'10" East - 55.29' to a point, thence South 02°00'43" East - 78.01 to a point, thence with a curve to the left, having a radius of 50.00' and a chord of North 53°57'37" West - 31.75' to a point, thence North 02°00'43" West -23.55' to a point, thence North 79°18'01" West - 68.35' to a point, thence North 10°21'57" East -131.67' to a point, thence North 14°29'04" West - 19.72' to a point, thence North 79°38'03" West - 149.10' to a point, thence North 18°40'47" East - 530.60' to a point, thence South 79°17'03" East - 89.78' to a point, thence North 74°27'49" East - 49.61' to a point, thence South 79°19'55" East - 276.60' to a point, thence North 10°42'28" East - 106.92' to a point, thence South 79°17'32" East - 46.41' to a point, thence North 47°16'06" East - 20.61' to a point, thence North 01°14'32" East - 117.52' to a point on the southern right-of-way of Norfolk Southern Railroad, thence along the railroad right-of-way S $79^{\circ}17'36'' = -12.67'$ to a point, thence S $79^{\circ}17'36'' = 12.67'$ to a point, thence leaving the railroad right-of-way and continuing along South 01°14'32" West - 123.97'to a point, thence South 47°16'06" West - 43.81' to a point, thence North 79°17'32" West - 33.99', thence South 10°42'28" West - 106.91' to a point, thence North 79°19'55" West - 295.76' to a point, thence South 74°27'49" West - 50.55' to a point, thence South 09°58'43" West - 155.19' to a point, thence South 09°00'05" East - 17.92' to a point, thence South 72°24'41" East, 101.00' to a point, thence South 78°50'38" East - 12.08' to a point, thence with a curve to the right, having a radius of 18.30' and a chord of S 50°02'39" E -17.63' to the point of reverse curvature, thence with a curve to the left having a radius of 20.00' and a chord of S 50°01'46" E - 19.58'to a point, thence South 79°20'29" East - 185.59' to a point, thence North 09°57'36" East - 160.91' to a point, thence South 81°53'33" East - 244.81' to a point, thence South 08°36'03" West – 405.75' to a point, thence South 79°52'36" East - 251.08' to point on the western line of Jimmy R. Moore (Deed Book 2836, Page 842), thence South 08°55'51" West - 238.91' to an found iron pipe on the line of Jeffery Lynn Smith (Deed Book 457, Page 687), thence leaving Jeffery Lynn Smith and following the line of Wanda R. Smith N 81°16'57" W - 249.27' to a found iron pipe, thence S 17°26'03" W - 207.70' to a found iron rod on the northern right-of-way of NCSR 1728 L. T. Hardee Road, thence along the right-of-way of L.T. Hardee Road N 72°04'18" W - 60.26'to the True Point of Beginning, containing 10.5683 Acres and being a portion of Parcel Number 80476 & Parcel Number 50523 & Parcel Number 89246 as listed with the Pitt County Tax Accessor's Office.

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

<u>Section 3</u>. 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.

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

Section 5. This annexation shall take effect from and after the 13th day of March, 2025.

ADOPTED this 13th day of March, 2025.

ATTEST:

P. J. Connelly, Mayor

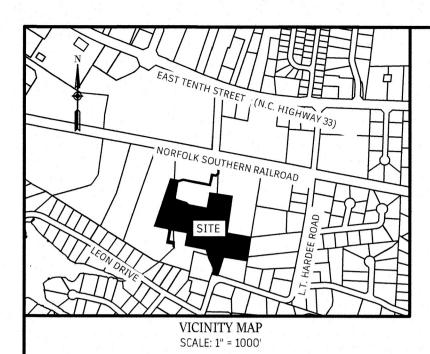
Valerie Shiuwegar, City Clerk

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 ____th day of _____, 2025.

Notary Public



| | LINE TABLE | |
|--------|-----------------|---------|
| LINE # | DIRECTION | LENGTH |
| L21 | S 79°17'36'' E | 12.67' |
| L22 | S 01° 14'32" W | 123.97' |
| L23 | S 47° 16'06'' W | 43.81' |
| L24 | N 79°17'32" W | 33.99' |
| L25 | S 10° 42'28" W | 106.91' |
| L26 | N 79° 19'55" W | 295.76' |
| L27 | S 74°27'49" W | 50.55' |
| L28 | S 09° 58'43" W | 155.19' |
| L29 | S 09°00'05" E | 17.92' |
| L30 | S 72°24'41" E | 101.00' |
| L31 | S 78° 50'38" E | 12.08' |
| L32 | S 79°20'29'' E | 185.59' |
| L33 | N 09°57'36" E | 160.91' |
| L34 | S 08° 36'03" W | 405.75' |
| L35 | S 17°26'03" W | 207.70' |
| | | |

| LINE TABLE | | | | | | |
|------------|-----------------|---------|--|--|--|--|
| LINE # | DIRECTION | LENGTH | | | | |
| L1 | N 72°04'18'' W | 60.26' | | | | |
| L2 | N 16° 12'48'' W | 72.29' | | | | |
| L3 | N 10°21'57'' E | 133.38' | | | | |
| L4 | N 80°01'17'' W | 164.33' | | | | |
| L5 | S 10°21'57'' W | 104.33' | | | | |
| L6 | S 79° 39'10'' E | 55.29' | | | | |
| L7 | S 02° 00'43" E | 78.01' | | | | |
| L8 | N 02°00'43" W | 23.55' | | | | |
| L9 | N 79° 18'01'' W | 68.35' | | | | |
| L10 | N 10°21'57'' E | 131.67' | | | | |
| L11 | N 14°29'04'' W | 19.72' | | | | |
| L12 | N 79°38'03" W | 149.10' | | | | |
| L13 | S 79°17'03" E | 89.78' | | | | |
| L14 | N 74°27'49" E | 49.61' | | | | |
| L15 | S 79° 19'55" E | 276.60' | | | | |
| L16 | N 10° 42'28'' E | 106.92' | | | | |
| L17 | S 79°17'32'' E | 46.41' | | | | |
| L18 | N 47°16'06" E | 20.61' | | | | |
| L19 | N 01°14'32" E | 117.52' | | | | |
| L20 | S 79° 17'36" E | 12.67' | | | | |

| CURVE TABLE | | | | | | |
|--|---------|-------------|---------|-----------------|---------|--|
| CURVE # LENGTH DELTA RADIUS CHORD DIRECTION CHORD LE | | | | | | |
| C1 | 129.30' | 45° 16'15" | 163.65' | N 06° 37'03'' W | 125.97' | |
| C2 | 72.31' | 18° 31'28'' | 223.65' | N 23° 22'36" W | 71.99' | |
| С3 | 32.31' | 37° 01'16'' | 50.00' | N 53° 57'37'' W | 31.75' | |
| C4 | 18.40' | 57° 35'58'' | 18.30' | S 50° 02'39" E | 17.63' | |
| C5 | 20.46' | 58° 37'27'' | 20.00' | S 50° 01'46" E | 19.58' | |

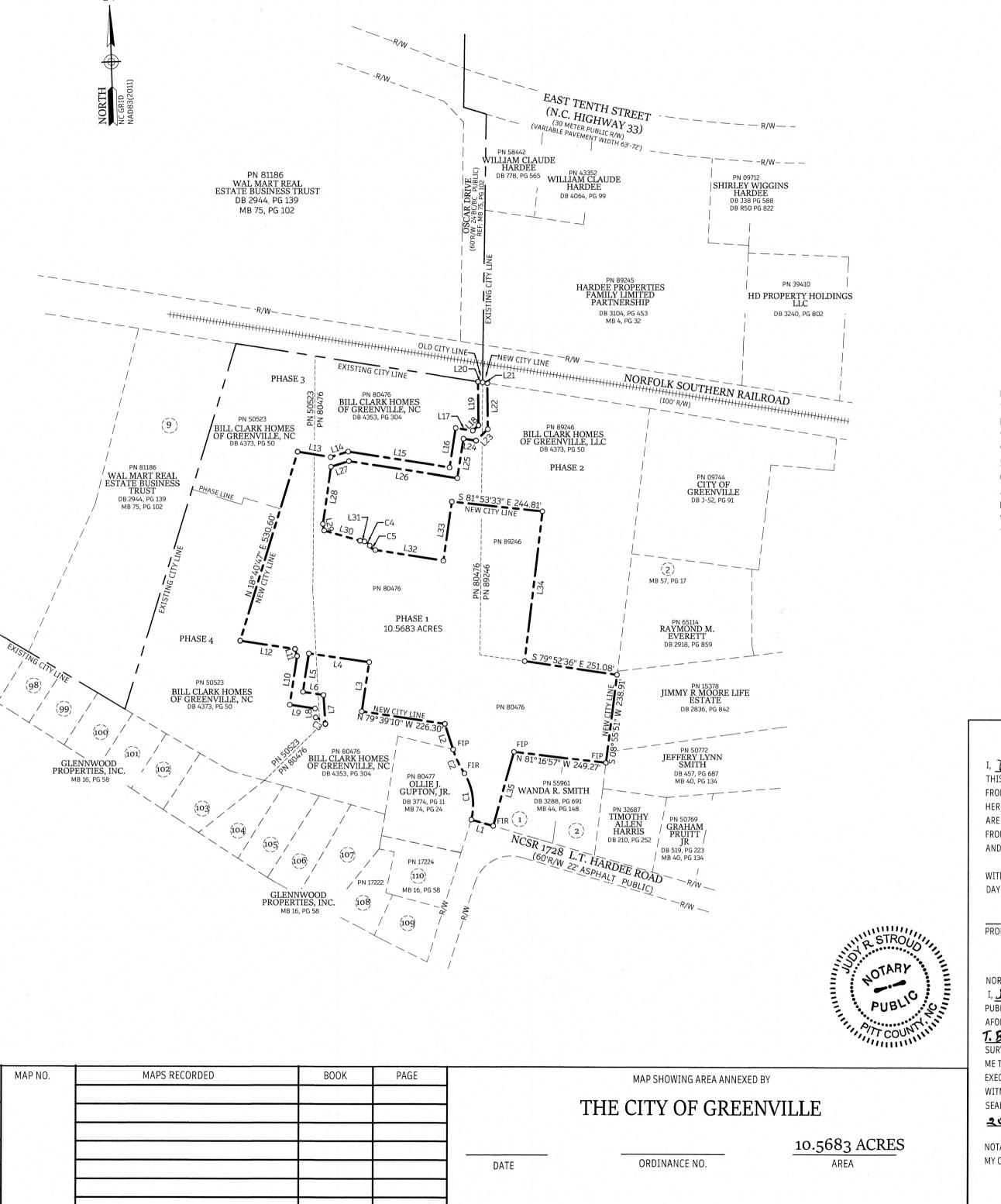
LEGEND ---- NEW CITY LIMIT LINE -----OLD CITY LIMIT LINE - EXISTING CITY LIMIT LINE

GRAPHIC SCALE:

| A PORTION OF PN 80476, PN 50523 ANI | D PN 82946 | | | 1. A | |
|--|----------------------|----------------------|---------|---------------|------|
| THE ENCLAVE, PHASE 1 | | | MAP NO. | MAPS RECORDED | воок |
| GRIMESLAND TOWNSHIF | · | | | | |
| BILL CLARK HOMES OF GREENVII 200 EAST ARLINGTON BLVD. SUITE A | LE, LLC | | | | |
| GREENVILLE, NC 27858 (252) 355-5805 | GREENVILLE, NC 27858 | | | | |
| STROUD ENGINEERING,P.A. 107-B COMMERCE STREET. GREENVILLE, NC 27858 (252) 756-9352 LICENSE NO.C-0647 | SURVEYED: je/de | APPROVED: DTB | | | |
| | DRAWN: JME | DATE: 01/06/25 | | | |
| | СНЕСКЕD: отв | SCALE: 1"= 200' | | | |

DRAWING NAME: P1766~001 ANNEX

| FN 01100 |
|-----------------------|
| WAL MART REAL |
| ESTATE BUSINESS TRUST |
| DB 2944, PG 139 |
| MB 75, PG 102 |
| , |
| |



NOTE:

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".



| ODDI | TTTO | | |
|------|------|------|---|
| CERT | IFIC | ATIO | Ν |

I, DEBORAHT, 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 3)^{s+} DAY OF JANUARY, 2025.

PROFESSIONAL LAND SURVEYOR 1-4146

NORTH CAROLINA, <u>**Pit**</u> COUNTY I, <u>Judy R. Stroud</u>NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT <u>Deborch</u> <u>T. Bugetta</u>, 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 **31** DAY OF **January**, 2025

NOTARY PUBLIC Ques R. Shows MY COMMISSION EXPIRES 2/27/2025



City of Greenville, North Carolina

Title of Item:Ordinance to annex Langston Farms, Phase 11, Section 3 & 4A property
involving 10.4643 acres located at the current terminus of Dew Meadow Drive

Explanation: A. SCHEDULE

- 1. Advertising date: March 1, 2025
- 2. City Council public hearing date: March 13, 2025
- 3. Effective date: March 13, 2025

B. CHARACTERISTICS

- 1. Relation to primary city limits: Contiguous
- 2. Relation to recognized industrial area: Outside
- 3. Acres: 10.4643
- 4. Voting District: 2
- 5. Township: Winterville
- 6. Zoning: R6S (Residential-Single-Family)
- 7. Existing land use: Vacant
- 8. Anticipated land use: 33 single-family lots
- 9. Population estimate:

| | Formula | Number of people |
|--|------------|------------------|
| Total current: | 0 | 0 |
| Estimated at full development | 33 X 2.18 | 72 |
| Current minority | 0 | 0 |
| Estimated minority at full development | 72 X 43.4% | 31 |
| Current white | 0 | 0 |
| Estimated white at full development | 72 - 31 | 41 |

* Source: Census.gov

- 10. Rural fire tax district: Rural Winterville
- 11. Greenville fire district: Station 5
- 12. Present tax value: \$156,964
- 13. Estimated tax value: \$8,250,000

Fiscal Note: Estimated tax value at full development is \$8,250,000.

ATTACHMENTS

Ordinance Langston Farms_ Phase 11_ Section 3 & 4A Annexation.DOC

Langston Farms, Phase 11, Section 3 & 4A Annexation Map.pdf

ORDINANCE NO. 25-AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 13th day of March, 2025, after due notice by publication in <u>The Daily Reflector</u> on the 1st day of March, 2025; 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:

<u>Section 1</u>. 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 Farms, Phase 11, Section 3 & 4A", involving 10.4643 acres.
- LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located at the current terminus of Dew Meadow Drive.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying south of US 264A, west of NC Highway 11 and north of NCSR 1134 Thomas Langston Road and being more particularly described as follows: Beginning at an existing iron stake on the eastern right-of-way of Dew Meadow Drive, the southwest corner of a lot labeled as "Stormwater Management and Common Area" in Langston Farms, Phase 11, Sections 1 and 2 (Revised) as recorded in Map Book 88, Page 142 of the Pitt County Registry, the True Point of Beginning. Thence leaving the eastern right-of-way of Dew Meadow Drive and following the southern line of the lot labeled as "Stormwater Management and Common Area" S $86^{\circ}58'21"$ E - 48.44' to the eastern most corner of that lot, thence leaving the eastern boundary of Langston Farms, Phase 11, Sections 1 and 2 (Revised) and following a new annexation line through the lands of Bill Clark Homes of Greenville, LLC (Deed Book 2705, Page 582) the following calls: S $86^{\circ}58'21"$ E - 112.63', thence S $16^{\circ}21'07"$ E - 137.69', thence S $06^{\circ}23'03"$ E - 50.00', thence S $31^{\circ}18'36"$ E - 68.01',

thence S 20°40'28" E - 61.10', thence S 86°58'21" E - 619.17' to a point in the western line of Ridgewood Farms, Phase 1, Cluster Subdivision as recorded in Map Book 91, Page 76, thence along the Ridgewood Farms western line S 03°33'08" W - 460.73' to a point in the northern line of Lot 54, Ridgewood Farms, Phase 2, Cluster Subdivision as recorded in Map Book 93, Page 25, thence along the northern line of Ridgewood Farms, Phase 2 N 85°31'55" W - 654.90' to the easternmost corner of Lot 96, Langston Farms, Phase 10 as recorded in Map Book 71, Page 166, thence along the eastern boundary of Langston Farms, Phase 10 and Phase 8A (Map Book 65, Page 183) N 31°18'36" W - 772.12' to a point in the eastern line of a Stormwater Management and Common Area of Langston Farms, Phase 11, Sections 1 and 2 (Revised) as recorded in Map Book 88, Page 142, thence along that easement area N 58°41'24" E - 125.00' to a point on the western right-of-way of Dew Meadow Drive (Map Book 88, Page 142), thence crossing Dew Meadow Drive N 75°06'21" E - 52.12' to the True Point of Beginning, containing 10.4643 Acres and being a portion of Parcel Number 7205 as filed with the Pitt County Tax Assessor's Office.

<u>Section 2.</u> 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.

<u>Section 3</u>. 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.

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

Section 5. This annexation shall take effect from and after the 13th day of March, 2025.

ADOPTED this 13th day of March, 2025.

P. J. Connelly, Mayor

ATTEST:

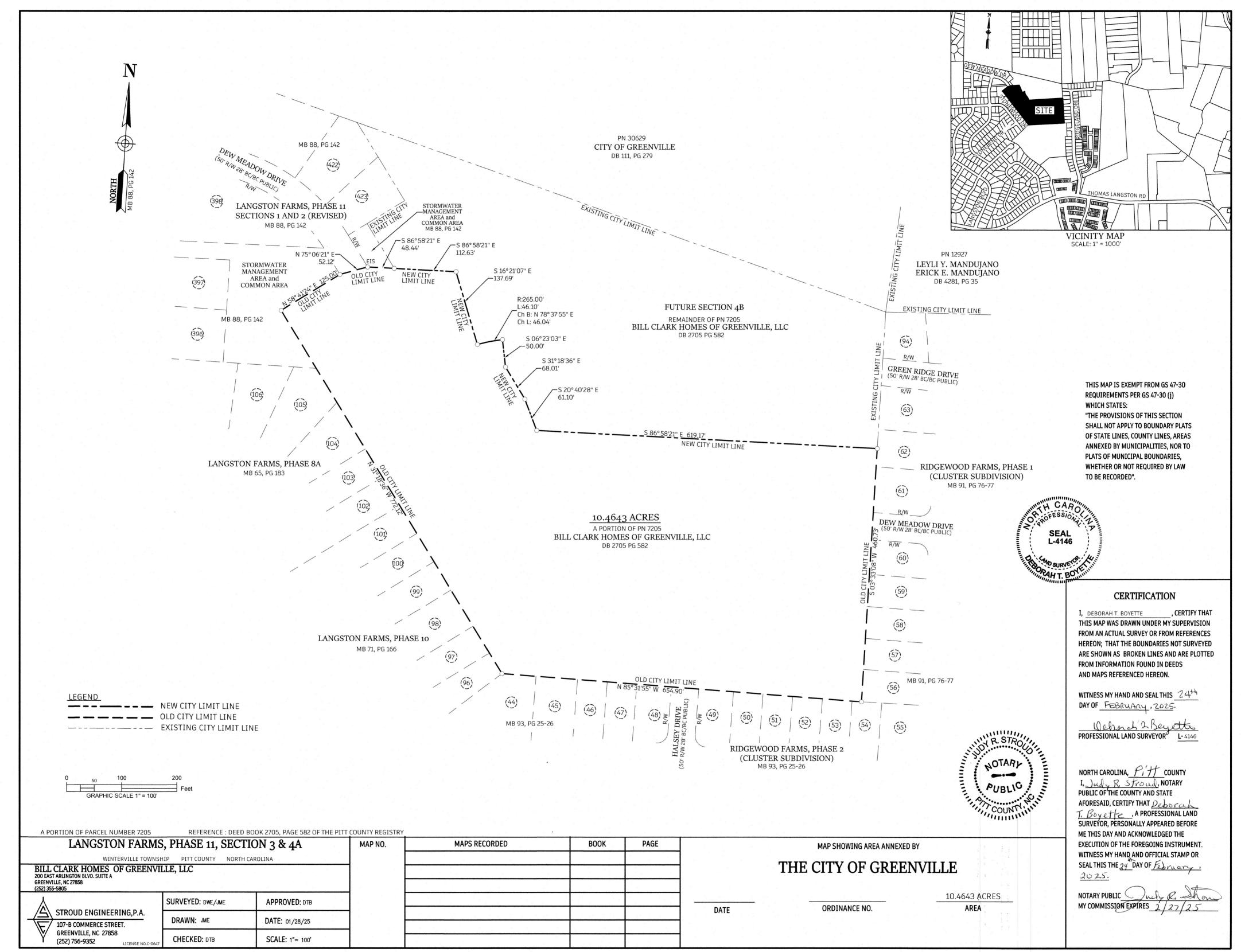
Valerie Shiuwegar, City Clerk

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 _____th day of _____, 2025.

Notary Public





City of Greenville, North Carolina

| Ordinance requested by Pitt County-City of Greenville Airport Authority to |
|--|
| rezone 29.719 acres located along the southern right-of-way of West Belvoir |
| Road and 1,700+/- feet west of North Memorial Drive from RA20 (Residential- |
| Agricultural), R9S (Residential-Single-Family), and R6MH (Residential-Mobile |
| Home) to IU (Unoffensive Industry) |
| |
| |

Explanation: Required Notices:

- Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 4, 2025; On-site sign(s) posted on February 4, 2025.
- City Council public hearing notice (property owner and adjoining property owner letter) mailed on February 25, 2025; Public hearing legal advertisement published on March 1, 2025 and March 8, 2025.

Comprehensive Plan:

The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of West Belvoir Road west of the NC DOT Division 2 Equipment Shop then transitioning to industrial/logistics (IL) to the west and south.

Office/Institutional

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development. Intent:

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

Primary uses:

Office

Institutional/civic

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

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on the analysis comparing the existing zoning (519 daily trips) and requested rezoning, the proposed rezoning could generate approximately 257 trips to and from the site on Belvoir Road, which is a net decrease of 262 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposed zoning would generate less traffic than the existing zoning, a traffic volume report was not generated.

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

History/Background:

In 1969, the properties received their initial zoning.

In 2005, the properties located along the southern right-of-way of West Belvoir Road were rezoned to R9S. The other property remained as initially zoned.

Since the property is owned/controlled by Pitt County and the City of Greenville. It was necessary for both agencies to sign the rezoning application.

On June 13, 2024, City Council requested the applicant to conduct a neighborhood meeting in advance of the rezoning being considered by the Planning and Zoning Commission and City Council. There were two meetings held on the following dates: August 6 and November 14, 2024. Both meetings were held in the PGV Airport Terminal Conference Room. Existing Land Uses: Vacant Water/Sewer: Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property drains to the Parkers Creek Watershed (Tar River Basin).

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. There may be jurisdictional wetlands, streams and riparian buffers on the property.

Surrounding Land Uses and Zoning:

North: R9S – Three (3) single-family residences; R6MH - Calvary Chapel and four (4) single-family residences

South: OR – One (1) vacant lot (under common same ownership as subject properties) and the North Carolina and Pitt County Detention Centers

East: OR – North Carolina and Pitt County Detention Centers and one (1) single-family residence; R9S – one (1) single-family residence

West: RA20 - Pitt-Greenville Airport

Density Estimates:

Under the current zoning, the site could accommodate 55 single-family lots.

Under the proposed zoning, the site could accommodate 150,000+/- square feet of industrial/warehouse space.

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

Fiscal Note: There is no cost to the City.

Recommendation: In staff's opinion, the request is in compliance with <u>Horizons 2026: Greenville's</u> <u>Community Plan</u> 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 February 18, 2025 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 Pitt County City of Greenville Airport Authority Rezoning.DOC
- Excerpt PGV Rezoning.pdf
- Pitt County Greenville Airport Authority APO Map.pdf
- PGV Rezoning Survey.pdf
- RA20, R9S, R6MH to IU List of uses.pdf
- Density and Veg Charts.pdf

ORDINANCE NO. 25-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 <u>The Daily Reflector</u> setting forth that the City Council would, on the 13th day of March, 2025, 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:

<u>Section 1.</u> That the following described territory is rezoned from RA20 (Residential-Agricultural), R9S (Residential-Single-Family), and R6MH (Residential-Mobile Home) to IU (Unoffensive Industry).

| TO WIT: | Pitt County – City of Greenville Airport Authority |
|-----------|--|
| LOCATION: | Located along the southern right-of-way of West Belvoir Road and 1.700+/- feet west of North Memorial Drive. |

DESCRIPTION: Being located in the City of Greenville, Greenville Township, Pitt County, N.C., and being described by metes and bounds as follows: Beginning at NCGS Monument "Pitt Port", thence from the POINT OF BEGINNING with a tie line N 11°00'01" E 3,675.76 feet to an existing channel iron, the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING being the northwestern corner of the Pitt County-City of Greenville Airport Authority property recorded in Deed Book 89 Page 402 and Map Book 31 Page 300 and located in the eastern line of Pitt County-City of Greenville Airport Authority property recorded in Deed Book H48 Page 714; thence from the TRUE POINT OF BEGINNING with the eastern line of the aforementioned Pitt County-City of Greenville Airport Authority property recorded in Deed Book H48 Page 714 three (3) calls, (1) N 24°54'31" E 60.00 feet to a set iron pipe, (2) N 66°28'46" W 50.00 feet to a set iron pipe, (3) N 24°36'35" E 149.57 feet to a set iron pipe located in the southern right of way of Belvoir Road (SR 1528); thence with the southern right of way of Belvoir Road (SR 1528) six (6) calls, (1) S 66°58'04" E 50.79 feet to a point, (2) S 66°42'36" E 149.82 feet to an existing iron pipe, (3) S 24°51'09" W 1.27 feet to an existing iron pipe, (4) S 66°08'13" E 75.00 feet to an existing iron pipe, (5) N 24°43'06" E 1.48 feet to an existing iron pipe, (6) S 65°50'20" E 74.05 feet to an existing iron pipe marking the northwestern corner of the William J. Wilkins property recorded in Deed Book 640 Page 717; thence with the western line of William J. Wilkins S 24°33'52" W 210.28 feet to an existing iron rebar, the southwestern corner of William J. Wilkins, said point being located in the northern property line of the Pitt County-City of Greenville Airport Authority property recorded in Deed Book 89 Page 402 and Map Book 31 Page 300; thence with the northern line of the aforementioned Pitt County-City of Greenville Airport Authority property S 65°55'01" E 105.09 feet to an existing iron pipe, the southwestern corner of the Cristina Salinas Rivero property recorded in Deed Book 3511 Page 748; thence with the southern line of Rivero and Marcella Cruz and Navelli Cruz property recorded in Deed Book 3208 Page 13 and Calvary Pentecostal Church, Inc. property recorded in Deed Book E-42 Page 772 S 66°12'05" E 260.18 feet to an existing iron pipe, the southeastern corner of the Calvary Pentecostal Church; thence with the eastern line of the Calvary Pentecostal Church N 23°43'35" E 209.88 feet to a disturbed iron pipe located in the southern right of way of Belvoir Road (SR 1528); thence with the southern right of way of Belvoir Road (SR 1528) S 66°15'16" E 52.06 feet to a disturbed iron pipe, the northwestern corner of the Calvary Pentecostal Church, Inc. property recorded in Deed Book 2539 Page 501; thence with the western and southern line of the Calvary Pentecostal Church, Inc. three (3) calls, (1) S 23°38'43" W 124.90 feet to an existing iron pipe; (2) S 66°05'00" E 102.73 feet to an existing iron pipe; (3) S 66°27'13" E 99.84 feet to an existing iron pipe, the southwestern corner of the Ronnie M. Stepps (Heir to Adner R. Stepps) property recorded in Deed Book E-41 Page 275; thence with the southern line of Stepps S 65°53'45" E 100.02 feet to an existing iron rod, the southwestern corner of the Joseph Andrew Hopkins property recoded in Deed Book 3589 Page 469; thence with the southern line of Hopkins S 66°39'42" E 101.48 feet to an existing iron rod, the southwestern corner of the James Scott Bradshaw and wife, Chessa Gemarino Bradshaw property recorded in Deed Book 3641 Page 708; thence with the southern line of Bradshaw S 66°07'50" E 100.58 feet to an existing iron pipe, the southwestern corner of the Gloria Hopkins

Andrews property recorded in Deed Book 696 Page 638; thence with the southern line of Andrews S 67°44'22" E 144.53 feet to an existing iron pipe in the western line of Silvia Suggs property recorded in Deed Book 783 Page 409; thence with the western line of Suggs S 17°57'38" W 328.06 feet to an existing iron pipe with 1/2" rebar inside in the northern property line of NC Department of Human Resources for Pitt County Juvenile Detention Center property recorded in Deed Book E-24 Page 193; thence with the northern and western line the Juvenile Detention Center property two (2) calls, (1) N 67°20'11" W 337.84 feet to an existing iron rod; (2) S 24°01'40" W 535.33 feet to an existing concrete monument with a ¹/₂" rebar, a common corner with the NC State Prison Farm property recorded in Deed Book B-20 Page 302, Deed Book E-24 Page 416 and Deed Book E-24 Page 124; thence with the western and northern line of the NC State Prison Farm four (4) calls, (1) S 23°04'37" W 302.01 feet to a point in the centerline of a canal, passing thru a witness corner at 281.77 feet; (2) with the canal N 54°48'02" W 76.91 feet to a point; (3) with the canal N 22°56'04" W 169.69 feet to a point; (4) with the canal N 68°42'01" W 376.97 feet to a point, in the northern line of the Pitt County-City of Greenville Airport Authority property recorded in Deed Book 329 Page 62; thence with the canal, the northern line of the Pitt County-City of Greenville Airport Authority N 88°30'51" W 465.74 feet to a point in the eastern line of the Pitt County-City of Greenville Airport Authority property recorded in Deed Book O-49 Page 446 and Deed Book A-51 Page 774; thence leaving the canal with the eastern line of the Pitt County-City of Greenville Airport Authority N 15°15'24" E 495.46 feet to a set iron pipe, passing thru a set witness corner at 10.00 feet; thence with the eastern line of the Pitt County-City of Greenville Airport Authority property recorded in Deed Book H-48 Page 714 N 25°12'56" E 652.86 to an existing channel iron, the TRUE POINT OF BEGINNING, containing an area of 29.72 acres more or less, and being all of Pitt County Tax Parcel Numbers 23118, 23161, 23799, 23800 and 12140, property being recorded in Deed Book 89 Page 402, Deed Book 3213 Page 333, Deed Book 4318 Page 393, Deed Book 3252 Page 266 and Deed Book 3864 Page 439 and Map Book 31 Page 300, Pitt County Registry, and further shown on a Rezoning Request Composite Boundary Map for Pitt County-City of Greenville Airport Authority Properties, dated October 20, 2023, which by reference is made a part hereof.

<u>Section 2.</u> 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.

<u>Section 3</u>. 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 13th day of March, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk 1202710

Excerpt from the draft Planning & Zoning Commission Minutes (02/18/2025)

2. REQUEST BY PITT COUNTY – CITY OF GREENVILLE AIRPORT AUTHORITY TO REZONE 29.719 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF WEST BELVOIR ROAD AND 1,700+/- FEET WEST OF NORTH MEMORIAL DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL), R9S (RESIDENTIAL-SINGLEFAMILY), AND R6MH (RESIDENTIAL-MOBILE HOME) TO IU (UNOFFENSIVE INDUSTRY).

Chantae Gooby, Chief Planner, presented on behalf of City Staff. This property drains to the Parkers 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. There may be jurisdictional wetlands, streams and riparian buffers on the property. The requested zoning could generate a net decrease of 262 trips per day because the property is current zoned residential, and the request is for industrial. This property is currently zoned multiple residential districts. Those being RA20, R9S and R6MH. Under the current zoning, the site could accommodate 55 single-family lots. Under the proposed zoning of IU, the site could accommodate 150,000+/-square feet of industrial/warehouse space. The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of West Belvoir Road west of the NC DOT Division 2 Equipment Shop then transitioning to industrial/logistics (IL) to the west and south. While this request is from the Pitt-Greenville Airport (PGV), the City and County have control of the property. The City Council asked the PGV to hold a public meeting. There were 2 meetings held: Aug. 6 and Nov. 14 to allow PGV to give details about the rezonings. In staff's opinion the requested zoning is in compliance with the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map. Therefore, staff recommends approval.

Vice-Chair Woodmansee opened the public hearing.

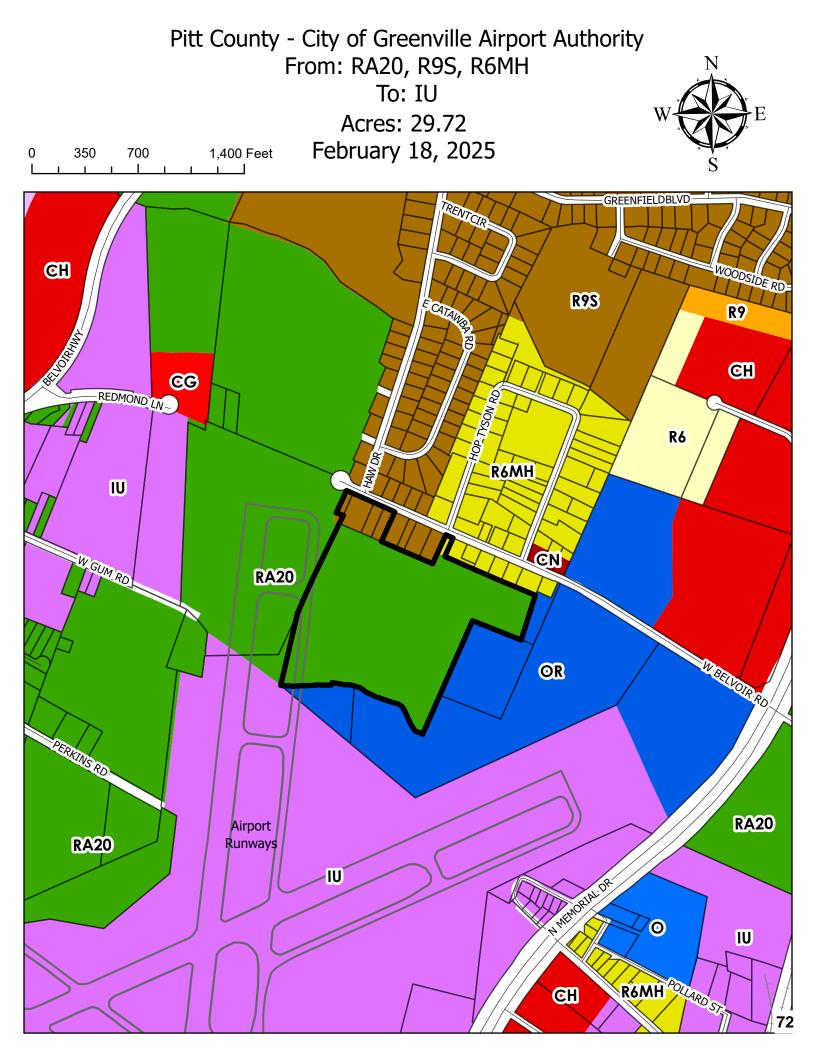
Attorney Drake Brinkley, representative for the applicant, spoke in favor of the request.

Kyra Vagle, McFarland Johnson, spoke in favor of the request.

No one spoke in opposition of the request.

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

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

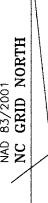


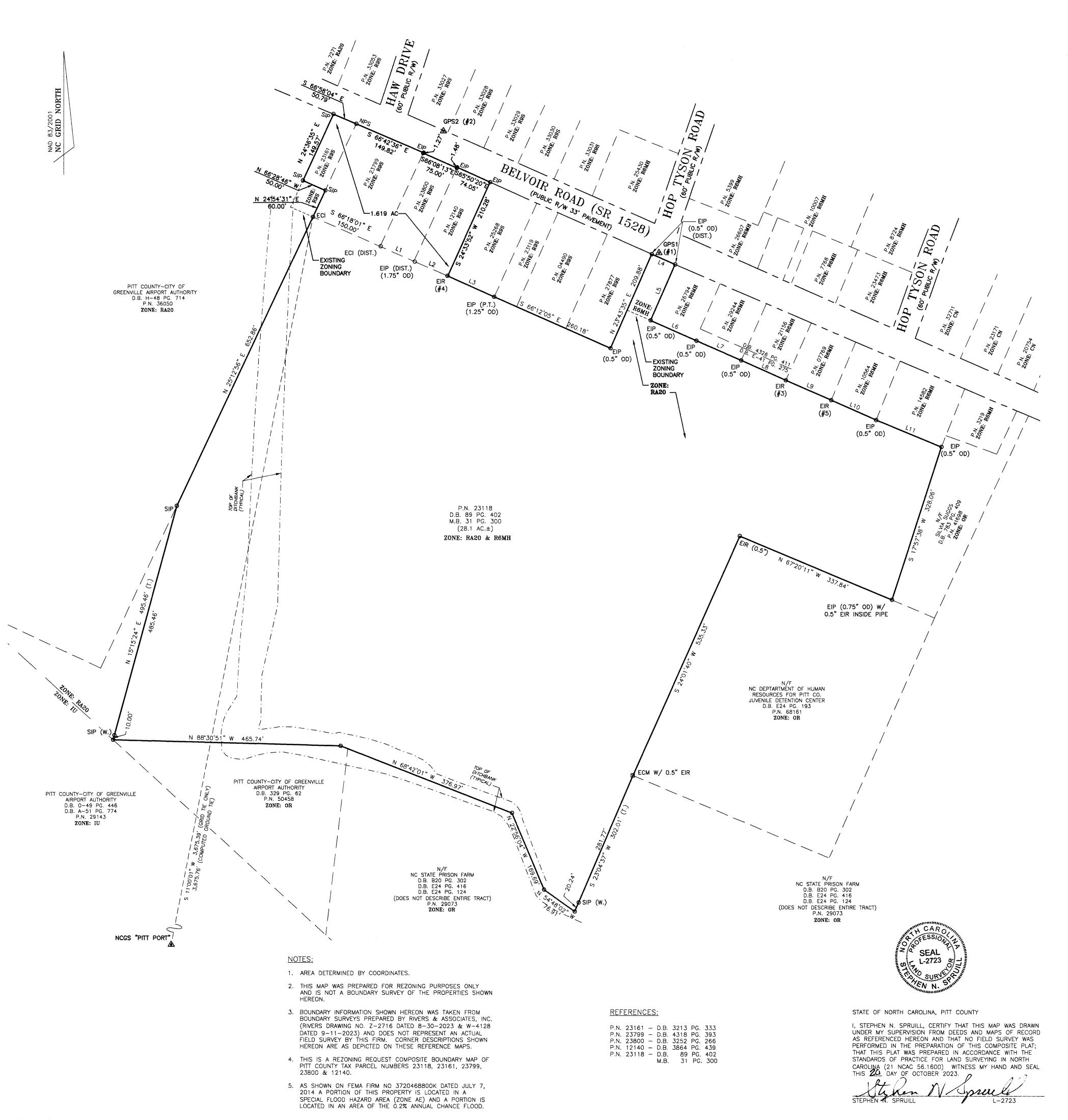
| | PITT COUNTY-CITY OF GREENVILLE |
|-------------|--|
| P.N. 23161 | AIRPORT AUTHORITY D.B. 3213 PG. 333 |
| P.N. 23799 | PITT COUNTY-CITY OF GREENVILLE AIRPORT AUTHORITY D.B. 4318 PG. 393 |
| P.N. 23800 | PITT COUNTY-CITY OF GREENVILLE AIRPORT AUTHORITY D.B. 3252 PG. 266 |
| P.N. 12140 | PITT COUNTY-CITY OF GREENVILLE AIRPORT AUTHORITY D.B. 3864 PG. 439 |
| P.N. 25268 | N/F WILLIAM J. WILKINS D.B. 640 PG. 717 |
| P.N. 23119 | N/F CRISTINA SALINAS RIVERO D.B. 3511 PG. 748 |
| P.N. 04490 | N/F CRISTINA SALINAS RIVERO D.B. 3511 PG. 748 |
| P.N. 27877 | N/F MARCELLA CRUZ AND DAUGHTER, NAYELLI CRUZ D.B. 3208 PG. 130 |
| P.N. 26794 | N/F CALVARY PENTECOSTAL CHURCH, INC. D.B. E-42 PG. 772 |
| P.N. 29244 | N/F CALVARY PENTECOSTAL CHURCH, INC. D.B. 2539 PG. 501 |
| P.N. 21156 | N/F WILD GOOSE CHASE, LLC D.B. 4326 PG. 411 |
| 1.14. 21130 | N/F RONNIE M. STEPPS (ADNER R. STEPPS HEIR) D.B. E-41 PG. 275 |
| P.N. 07769 | N/F JOSEPH ANDREW HOPKINS D.B. 3589 PG. 469 |
| P.N. 10564 | N/F JAMES SCOTT BRADSHAW AND WIFE, CHESSA GEMARINO BRADSHAW D.B. 3641 PG. 708 |
| P.N. 14582 | N/F GLORIA HOPKINS ANDREWS E.F. 2020E PG. 847 D.B. 696 PG. 638 |
| P.N. 7271 | N/F CITY OF GREENVILLE / PITT COUNTY M.B. 27 PG. 143 |
| P.N. 33053 | N/F CITY OF GREENVILLE M.B. 27 PG. 121 |
| P.N. 33027 | N/F PITT COUNTY-CITY OF GREENVILLE AIRPORT AUTHORITY D.B. 3109 PG. 100 |
| P.N. 33028 | N/F PITT COUNTY-CITY OF GREENVILLE AIRPORT AUTHORITY D.B. 4159 PG. 233 |
| P.N. 33029 | N/F MARY K. GODLEY D.B. 3710 PG. 778 |
| P.N. 33030 | N/F PHYLLIS YULAND BARGE D.B. 2343 PG. 485 |
| P.N. 33031 | N/F LEGACY LAND, LLC D.B. 4086 PG. 414 |
| P.N. 25430 | N/F MARCUS M. HEYWARD D.B. 1417 PG. 111 |
| P.N. 26607 | N/F ANTONIO DONAGUSTIN PONCE D.B. 1734 PG. 326 |
| P.N. 5399 | N/F FELIPE ELIZABETH GONAZLEZ D.B. 3254 PG. 35 |
| P.N. 10007 | N/F SANTIAGO SANCHEZ D.B. 3781 PG. 417 |
| P.N. 7768 | N/F JONATHAN K. SUTTON D.B. 3815 PG. 600 |
| P.N. 23473 | N/F MARIA LUISA ARELLANO D.B. 1032 PG. 509 |
| P.N. 8724 | N/F NORMAL EARL BARFIELD D.B. 4357 PG. 338 |
| P.N. 3219 | N/F CHERRY CAIN ESTATE FILE 93E–683 |

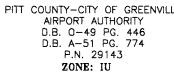
LEGEND

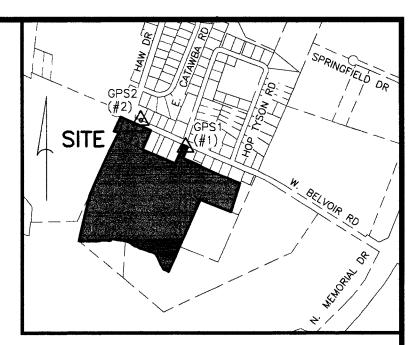
| | PROPERTY BOUNDARY |
|--------------|--------------------------------|
| <u></u> | RIGHT OF WAY (R/W) |
| | GIS PARCEL LINES |
| | TIE LINE |
| | ZONING BOUNDARY |
| N/F | NOW OR FORMERLY |
| D.B. | DEED BOOK |
| M. B. | MAP BOOK |
| PG. | PAGE |
| P.N. | PARCEL NUMBER |
| EIP o | EXISTING IRON PIPE (0.75" OD) |
| EIRo | EXISTING IRON ROD |
| SIP o | SET IRON PIPE |
| ECI o | EXISTING CHANNEL IRON |
| ERWM 🖬 | EXISTING RIGHT OF WAY MONUMENT |
| (OD) | OUTSIDE DIAMETER |
| (#4) | REBAR SIZE NUMBER |
| (P.T.) | PINCHED TOP |
| NPS | NO POINT SET |
| | |

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VICINITY MAP scale: nts

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 66°05'34" E | 75.49' |
| L2 | S 66°39'34" E | 74.63' |
| L3 | S 65'55'01" E | 105.09' |
| L4 | S 66"15'16" E | 52.06' |
| L5 | S 23°38'43" W | 124.90' |
| L6 | S 66°05'00" E | 102.73' |
| L7 | S 66"27'13" E | 99.84' |
| L8 | S 65°53'45" E | 100.02' |
| L9 | S 66"39'42" E | 101.48' |
| L10 | S 66°07'50" E | 100.58' |
| L11 | S 67'44'22" E | 144.53' |

AREA TO BE REZONED: 29.719 AC. CURRENT ZONING: R9S, RA20 AND R6MH PROPOSED ZONING: IU

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| PI G | TT COU REENVI | OMPOSITE BOUR NTY-CI LLE AIF Y PROP | RPORT | |
|--|------------------------------|--|---|---------------|
| | | , NORTH CA | LE TOWNSHIP ROLINA SCALE: 1' 200 | = 100' 300 |
| | SCALE – FEE | | • | |
| 2747 East Greenville, (252) 757- | Tenth Street North Caroli | : | ciates Firm C-9 | No. |

73

| Existing Zoning | | | | |
|--|--|--|--|--|
| RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES | | | | |
| (1) General | | | | |
| a. | Accessory use or building | | | |
| C. | | | | |
| (2) Residential | | | | |
| a. | Single-family dwelling | | | |
| | Master Plan Community per Article J | | | |
| f. | Residential cluster development per Article M | | | |
| | Family care homes (see also 9-4-103) | | | |
| | Room renting | | | |
| (3) Home Occupations - I | | | | |
| (4) Governmental | | | | |
| | City of Greenville municipal government building or use (see also section 9-4-103) | | | |
| (5) Agricultural/Mining | | | | |
| | Farming; agricultural, horticulture, forestry (see also section 9-4-103) | | | |
| | Wayside market for farm products produced on-site | | | |
| | Kennel (see also section 9-4-103) | | | |
| | Stable; horse only (see also section 9-4-103) | | | |
| | Stable; per definition (see also section 9-4-103) | | | |
| | Animal boarding not otherwise listed; outside facility, as an accessory or principal use | | | |
| | Beekeeping; minor use (see also section 9-4-103) | | | |
| (6) Recreational/Entertai | | | | |
| | Public park or recreational facility | | | |
| | Private noncommercial park or recreational facility | | | |
| (7) Office/Financial/Med | | | | |
| (8) Services | | | | |
| | Church or place of worship (see also section 9-4-103) | | | |
| (9) Repair - None | | | | |
| (10) Retail Trade - None | | | | |
| | ehicle-Mobile Home Trade - None | | | |
| (12) Construction | | | | |
| | Construction officer temperaty including modules office (see also section 0.4.102) | | | |
| | Construction office; temporary, including modular office (see also section 9-4-103) | | | |
| (13) Transportation - Nor | | | | |
| (14) Manufacturing/War | | | | |
| (15) Other Activities (not | otherwise listed - all categories) - None | | | |
| (1) Conoral News | RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES | | | |
| (1) General - None | | | | |
| (2) Residential | Two femily attacked dwelling (dweley) | | | |
| | Two-family attached dwelling (duplex) | | | |
| 0 | Mobile home (see also section 9-4-103) | | | |
| n. Retirement center or home | | | | |
| | Nursing, convalescent or matenity home; major care facility | | | |
| | Nursing, convalescent or matenity home; minor care facility | | | |
| (3) Home Occupations | | | | |
| | Home occupation; not otherwise listed | | | |
| | Home occupation; barber and beauty shop | | | |
| | Home occupation; manicure, pedicure or facial salon | | | |
| (4) Governmental | | | | |
| | Public utility building or use | | | |
| (5) Agricultural/Mining | | | | |

| | b. Greenhouse or plant nursery; including acessory sales | | | | |
|----------------------------|---|--|--|--|--|
| | Beekeeping; major use | | | | |
| | Solar energy facility | | | | |
| | 6) Recreational/Entertainment | | | | |
| | 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) | | | | |
| | Tennis club; indoor and outdoor facilities | | | | |
| (7) Office/Financial/Med | ical - None | | | | |
| (8) Services | Child day says fastilities | | | | |
| | Child day care facilities | | | | |
| | Adult day care facilities | | | | |
| | Cemetery | | | | |
| | School; junior and senior high (see also section 9-4-103) | | | | |
| | School; elementary (see also section 9-4-103) | | | | |
| | School; nursery and kindergarten (see also section 9-4-103) | | | | |
| (9) Repair - None | | | | | |
| (10) Retail Trade - None | | | | | |
| | ehicle-Mobile Home Trade - None | | | | |
| (12) Construction - None | | | | | |
| (13) Transportation - No | | | | | |
| (14) Manufacturing/War | ehousing - None | | | | |
| (15) Other Activities (not | otherwise listed - all categories) - None | | | | |
| | R9S (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 | | | | |
| f. | Residential cluster development per Article M | | | | |
| k. | Family care homes (see also 9-4-103) | | | | |
| | Room renting | | | | |
| (3) Home Occupations - | | | | | |
| | | | | | |
| (4) Governmental | | | | | |
| · · | City of Greenville municipal government building or use (see also section 9-4-103) | | | | |
| (5) Agricultural/Mining | | | | | |
| | Farming; agricultural, horticulture, forestry (see also section 9-4-103) | | | | |
| | Beekeeping; minor use (see also section 9-4-103) | | | | |
| (6) Recreational/Entertai | | | | | |
| · · · | Public park or recreational facility | | | | |
| | Private noncommercial park or recreational facility | | | | |
| (7) Office/Financial/Med | | | | | |
| (8) Services | | | | | |
| | Church or place of worship (see also section 0.4.102) | | | | |
| 0. | Church or place of worship (see also section 9-4-103) | | | | |
| (9) Repair - None | | | | | |
| | (10) Retail Trade - None | | | | |
| | ehicle-Mobile Home Trade - None | | | | |
| (12) Construction | | | | | |
| C. | Construction office; temporary, including modular office (see also section 9-4-103) | | | | |
| | | | | | |

| (13) Transportation - Nor | 1e | | | |
|---|--|--|--|--|
| (14) Manufacturing/War | | | | |
| | otherwise listed - all categories) - None | | | |
| | R9S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES | | | |
| (1) General - None | | | | |
| (2) Residential - None | | | | |
| (3) Home Occupations | | | | |
| | Home occupation; not otherwise listed | | | |
| (4) Governmental | | | | |
| | Public utility building or use | | | |
| (5) Agricultural/Mining | | | | |
| | Beekeeping; minor use (see also section 9-4-103) | | | |
| (6) Recreational/Entertai | | | | |
| | Golf course; 18-hole regulation length (see also section 9-4-103) | | | |
| | Golf course; 9-hole regulation length (see also section 9-4-103) | | | |
| | Tennis club; indoor and outdoor facilities | | | |
| (7) Office/Financial/Med | | | | |
| (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/V | ehicle-Mobile Home Trade - None | | | |
| (12) Construction - None | | | | |
| (13) Transportation - Nor | ne | | | |
| (14) Manufacturing/War | ehousing - None | | | |
| (15) Other Activities (not | otherwise listed - all categories) - None | | | |
| | R6MH (RESIDENTIAL-MOBILE HOME) - PERMITTED USES | | | |
| (1) General | | | | |
| | Accessory use or building | | | |
| C. | On-premise signs per Article N | | | |
| (2) Residential | | | | |
| | Single-family dwelling | | | |
| | Two-family attached dwelling (duplex) | | | |
| | Multi-family development per Article I | | | |
| | Mobile home (see also section 9-4-103) | | | |
| | Mobile home park | | | |
| k. Family care homes (see also 9-4-103) | | | | |
| q. Room renting | | | | |
| (3) Home Occupations - I | None | | | |
| (4) Governmental | | | | |
| | City of Greenville municipal government building or use (see also section 9-4-103) | | | |
| (5) Agricultural/Mining | | | | |
| | Farming; agricultural, horticulture, forestry (see also section 9-4-103) | | | |
| | Beekeeping; minor use (see also section 9-4-103) | | | |
| (6) Recreational/Entertai | | | | |
| f. | Public park or recreational facility | | | |

| | Duivate neurometel neule au regrestional facility |
|----------------------------|---|
| - | Private noncommercial park or recreational facility |
| (7) Office/Financial/Med | ical - None |
| (8) Services | |
| 0. | Church or place of worship (see also section 9-4-103) |
| (9) Repair - None | |
| (10) Retail Trade - None | |
| | ehicle-Mobile Home Trade - None |
| (12) Construction | |
| c. | Construction office; temporary, including modular office (see also section 9-4-103) |
| (13) Transportation - Nor | ne |
| (14) Manufacturing/War | ehousing - None |
| (15) Other Activities (not | otherwise listed - all categories) - None |
| | R6MH (RESIDENTIAL-MOBILE HOME) - SPECIAL USES |
| | |
| (1) General - None | |
| (2) Residential - None | |
| (3) Home Occupations | |
| | Home occupation; not otherwise listed |
| (4) Governmental | |
| a. | |
| u. | Public utility building or use |
| (5) Agricultural/Mining - | |
| (6) Recreational/Entertai | |
| (7) Office/Financial/Med | |
| (8) Services | |
| | Child day care facilities |
| | Adult day care facilities |
| b. d. | |
| | Cemetery |
| (9) Repair - None | |
| (10) Retail Trade - None | |
| | ehicle-Mobile Home Trade - None |
| (12) Construction - None | |
| (13) Transportation - Nor | |
| (14) Manufacturing/War | - |
| (15) Other Activities (not | otherwise listed - all categories) - None |
| | Proposed Zoning |
| | IU (UNOFFENSIVE INDUSTRY) - PERMITTED USES |
| (1) General | |
| а. | Accessory use or building |
| b. | Internal service facilities |
| С. | 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 - I | 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 |
| | Federal government building or use |
| | County government operation center |
| (5) Agricultural/Mining | |
| | Farming; agricultural, horticulture, forestry (see also section 9-4-103) |
| | Greenhouse or plant nursery; including accessory sales |
| | Farmers market |
| | Kennel (see also section 9-4-103) |
| | Stable; horse only (see also section 9-4-103) |
| • | Stable; per definition (see also section 9-4-103) |
| | Animal boarding not otherwise listed; outside facility, as an accessory or principal use |
| | Beekeeping; minor use (see also section 9-4-103) |
| (6) Recreational/Entertai | |
| | Public park or recreational facility |
| g. | Private noncommercial park or recreational facility |
| р. | Circus, carnival, or fair |
| (7) Office/Financial/Med | ical |
| b. | Operation processing center |
| 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) |
| 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) |
| | TV and/or radio broadcast facilities, including receiving and transmission equipment and |
| 1. | towers or cellular telephone and wireless communication towers |
| v(4) | Distributed Antenna System (See also 9-4-103 (Q)) |
| , , , , , , , , , , , , , , , , , | |
| | 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) |
| | Civic organizations |
| | Vocational rehabilitation center |
| | Commercial laundries; linen supply |
| | Industrial laundries |
| | Data processing center |
| (9) Repair | |
| | Minor repair; as an accessory or principal use |
| | Upholsterer; automobile, truck, boat, or other vehicle, trailer or van |
| | |
| d. | Upholsterer; furniture |

| , | |
|------------------------|---|
| | . Appliance; household and office equipment repair |
| | . 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 |
| (11) Wholesale/Rental/ | Vehicle-Mobile Home Trade |
| а | . Wholesale; durable and nondurable goods, not otherwise listed |
| d | . Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles |
| | and boats |
| е | Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery |
| (12) Construction | |
| а | |
| | Licensed contractor; general electrical, plumbing, mechanical, etc excluding outside storage |
| b | |
| | Licensed contractor; general electrical, plumbing, mechanical, etc including outside storage |
| С | . 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 | |
| | . Railroad freight or distribution and/or passenger station |
| | . Truck terminal or distribution center |
| | Parcel delivery service |
| | . Ambulance service |
| | . Airport and related activities; private |
| | . Parking lot or structure; principal use |
| (14) Manufacturing/Wa | |
| | - |
| | . Ice plant and freezer lockers |
| | . Dairy; production, storage, and shipment facilities |
| | . Bakery; production, storage, and shipment facilities |
| | . Stone or monument cutting, engraving |
| g | . Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery |
| | . Engraving; metal, glass or wood |
| | . Moving and storage; including outside storage |
| | . Mini-storage warehouse, household; excluding outside storage |
| I | . 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 |
| | . Feed and grain elevator, mixing, redrying, storage or sales facility |
| | . Tobacco redrying or processing plant |
| 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 |

| | Tire recapping or retreading plant |
|----------------------------|--|
| | Bottling or packing plant for nonhazardous materials or products |
| | Recycling collection station or facilities |
| | Manufacture of pharmaceutical, biological, botanical, medicinal, and cosmetic products, and |
| | related materials |
| (15) Other Activities (not | otherwise listed - all categories) - None |
| | IU (UNOFFENSIVE INDUSTRY) - SPECIAL USES |
| (1) General - None | |
| (2) Residential | |
| | Residential quarters for resident manager, supervisor or caretaker; excluding mobile home |
| j. | Residential quarters for resident manager, supervisor or caretaker; including mobile home |
| 0. | Nursing, convalescent or maternity home; major care facility |
| (3) Home Occupations - N | None |
| (4) Governmental - None | |
| (5) Agricultural/Mining | |
| k. | Sand mining(see also item (5)j) |
| m. | Beekeeping; major use |
| (6) Recreational/Entertai | nment |
| е. | Miniature golf or putt-putt course |
| i. | Commercial recreation; indoor and outdoor, not otherwise listed |
| k. | Firearm ranges; indoor ot outdoor |
| (7) Office/Financial/Medi | cal |
| a. | Office; professional and business, not otherwise listed |
| (8) Services | |
| a. | Child day care facilities |
| b. | Adult day care facilities |
| | Convention center; private |
| 0. | Church or place of worship (see also section 9-4-103) |
| | 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 | |
| | Major repair; as an accessory or principal use |
| (10) Retail Trade | |
| | Restaurant and/or dining and entertainment establishment; regulated outdoor activities |
| | ehicle-Mobile Home Trade |
| | Mobile home sales including accessory mobile home office |
| (12) Construction - None | |
| (13) Transportation | |
| | Taxi or limousine service |
| (14) Manufacturing/Ward | |
| | Metallurgy, steel fabrication, welding |
| | otherwise listed - all categories) |
| | Other activities; commercial services not otherwise listed |
| | 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*** | |
| | Uptown Edge (UE) | CDF and CD* | 17 units per acre | |
| | Mixed Use, High Intensity | OR | 17 units per acre | |
| High | (MUHI) | R6, MR | 17 units per acre | |
| 5 | Residential, High Density | R6, MR, OR | 17 units per acre | |
| | (HDR) | R6MH | 17 units per acre | |
| | Medical-Transition (MT) | MR | 17 units per acre | |
| | Mixed Use (MU) | OR | 17 units per acre | |
| | | R6, MR | 17 units per acre | |
| | | R6A | 9 units per acre | |
| High to Medium | 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 | |
| | Treditional Naishbarbaad Law | R9 | 6 units per acre | |
| | Traditional Neighborhood, Low- Medium Density (TNLM) | R9S | 5 units per acre | |
| | · · · · · | R15S | 3 units per acre | |
| Medium to Low | 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 Requ | uirments: Match | h proposed land us | e with adjacent per | mitted land use or | adjacent vacant | zone/nonconform | ing use to determine ap | plicable bufferyard. |
|---|--|---------------------------------------|---|--|--|--|---|-----------------------------------|
| PROPOSED LAND USE CLASS (#) | ADJACENT PERMITTED LAND US | | | E 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) | С | В | В | В | В | С | В | А |
| Office/Institutional, Light Commercial, Service (3) | D | D | В | В | В | D | В | A |
| Heavy Commercial, Light Industry (4) | E | E | В | В | В | Е | В | A |
| Heavy Industrial (5) | F | F | В | В | В | F | В | А |
| | | Buffervard A | (street vard) | | | | Bufferyard B (no | screen required) |
| Lot S | Bufferyard A (street yard) Size For ev | | | very 100 linear fe | eet | | Lot Size | Width |
| Less than 25,000 sq.ft. 4' | | 4' | 2 large street trees | | | Less than 25,000 sq.ft. | 4' | |
| 25,000 to 175,000 sq.ft. 6' | | 2 | large street trees | | | 25,000 to 175,000 sq.ft. | 6' | |
| Over 175,0 | 000 sq.ft. 10' 2 | | 2 | arge street trees | | | Over 175,000 sq.ft. | 10' |
| | Street tree | es may count tow | ard the minimum | acreage. | | | | |
| | Bufferyard C (| screen required |) | | | Bufferyard | D (screen required) |) |
| Width | For every 100 linear feet | | | | Width | For every 100 linear feet | | |
| 10' | 3 large evergreen trees 4 small evergreens 16 evergreen shrubs | | | 20' | 4 large evergreen trees 6 small evergreens 16 evergreen shrubs | | | |
| | | dge (additional m ay be reduced to | | | | | duced by fifty (50%) p al material) or earth b | |
| | Buffervard E (| screen required | 1 | 1 | | Buffervard | F (screen require | d) |
| Width | For every 100 linear feet | | | Width | · · · · | For every 100 linear | / | |
| 30' | 6 large evergreen trees 8 small evergreens 26 evergreen shrubs | | | 50' | ٤ | 8 large evergreen tr 10 small evergree 36 evergreen shru | ns | |
| I | | | | | | | | |

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

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

Title of Item:

Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4, Article N. Signs, Section 233 Special Provisions for Certain Signs by adding a definition and standards for "Official government flags" in the following zoning districts: CG (General Commercial), CH (Heavy Commercial), PIU (Planned Unoffensive Industry), PI (Planned Industry), IU (Unoffensive Industry), and I (Industry) with a maximum flagpole height not to exceed 130 feet at grade and a maximum flag size of no more than 3,200 square feet

Explanation:

This is a text amendment to establish a definition and standards for official government flags as a follow-up to a similar text amendment submitted by Camping World Holdings, Inc. (Camping World) that was denied by City Council. On January 25, 2025, the City Council at its regular meeting (Planning Session) adopted a motion directing staff to initiate a text amendment to allow a 3,200 square foot flag to be flown on a flagpole with a maximum height not to exceed 130 feet at grade along with various other restrictions.

History:

In October 2024, pursuant to a complaint, staff discovered that Camping World had installed a flag and a flagpole that appeared to be in violation of the City's *Zoning Ordinance* due to the size of the flag and the height of the flagpole. An official Notice of Violation was mailed to Camping World notifying the company that the flag (and potentially the flagpole) was in violation of the *Zoning Ordinance*. Subsequently, Camping World drafted and submitted a text amendment without assistance of staff that, if approved, would have resulted in the flag and flagpole being in compliance with the *Zoning Ordinance*. On December 17, 2024, the Planning and Zoning Commission held a public hearing and recommended denial of the text amendment. On January 9, 2025, the City Council held a public hearing and denied the text amendment.

The full staff report for the Camping World amendment has been included for more details, including a comparison chart summarizing the differences between Camping World's and City staff's text amendments.

Current Regulations:

Currently, the City's sign regulations contain provisions for flags and flagpoles. Relative to noncommercial flags, all properties in the City are allowed up to three (3) flagpoles with a maximum of three (3) flags per flagpole, totaling nine (9) flags per property. Flagpoles in residential zoning districts shall not exceed 25 feet in height above grade and each flag shall not exceed 24 square feet in size. In nonresidential (commercial) zoning districts, flagpoles shall not exceed the maximum height allowed in the respective zoning district, or 70 feet at grade, whichever is less. The maximum size of each flag shall not exceed 216 square feet.

Under the current standards, any on-premise noncommercial flags on flagpoles do not require a zoning compliance permit, but do require a building permit for the flagpole based on the North Carolina Building Code. Some examples of noncommercial flags are flags representing countries, states, counties, municipalities, nationally recognized organizations, and sports teams. This text amendment is to establish standards for official government flags while the Camping World request was for all noncommercial flags which also included official government flags.

Please note that flags with commercial messaging or flags located on residential properties are not relevant to this text amendment.

Staff's Proposed Regulations:

The intent of this text amendment is to allow large official government flags (see the proposed definition) on properties that are zoned CG (General Commercial), CH (Heavy Commercial), PIU (Planned Unoffensive Industry), PI (Planned Industry), IU (Unoffensive Industry), and I (Industry), and at least 5 acres in size. Flagpoles are subject to the principal setbacks for the underlying zoning district and must obtain a zoning compliance permit. Each qualifying property is limited to one flagpole with one flag. These standards allow large official government flags to be flown on flagpoles that support the health, safety, and welfare of the community at-large.

This text amendment seeks to address 6 deficiencies from the previous text amendment to provide a more comprehensive approach on allowing large flags.

1. Flag Types: This amendment is specific to official government flag and doesn't include other noncommercial flags.

2. Zoning Districts: This amendment reduces the number of allowable zoning districts from 16 to 6. The 6 zoning districts included in this amendment were chosen because they are the most intensive nonresidential zoning districts in the City in terms of allowable uses and associated activity. These districts are: CG (General Commercial), CH (Heavy Commercial), PIU (Planned Unoffensive Industry), PI (Planned Industry), IU (Unoffensive Industry), and I (Industry).

3. Property Size: This amendment requires a minimum lot size of not less than 5 acres.

4. Number of Flagpoles and Flags: This amendment reduces the number of flagpoles and flags to no more than one flagpole with one flag per qualifying property.

5. Setbacks: This amendment includes setbacks where a flagpole is subject to the same setbacks as structures in the underlying zoning district.

6. Zoning Approval: This amendment requires a zoning compliance permit.

Text in red is proposed new language:

SEC. 9-4-222 DEFINITIONS

Official government flag. An official government flag as defined in N.C. General Statute 144-7(c). The following types of flags are official government flags:

- (1) The flag of the United States of America.
- (2) The flag of nations recognized by the United States of America.
- (3) The flag of the State of North Carolina.
- (4) The flag of any state or territory of the United States.

(5) The flag of a political subdivision of any state or territory of the United States.

SEC. 9-4-233 SPECIAL PROVISIONS FOR CERTAIN SIGNS.

(O) Official government flag. Any official government flag (as that term is defined in Section 9-4-222 Definitions) that exceeds 216 square feet in surface area on a flag pole that exceeds 70 feet in height above grade and are subject to all of the following standards and requirements. All measurements shall be made from the center of the flag pole.

(1) Minimum lot size: 5 acres

(2) Shall only be allowed in the CG, CH, PIU, PI, IU, and I zoning districts.

(3) Maximum height of flagpole shall not exceed 130' above grade.

(4) Maximum size of flag shall not exceed 3,200 square feet in surface area.

(5) Only one flagpole and one flag per lot.

(6) Shall be illuminated by indirect lighting only that shall not exceed 1 foot candle above ambient lighting conditions, as measured from the nearest property line or street right-of-way.

(7) Flagpole setback requirements shall be the same as the underlying zoning district for the front yard, side yard and rear yard setbacks; provided, however, no flagpole shall be closer than ten feet to a side or rear property line.

(8) Shall only be used as an accessory use to a principal use.

(9) Flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.

(10) Flagpole shall be located 100' from the intersection of 2 public streets.

<u>Fiscal Note:</u> There are no costs to the City for this request.

Recommendation:In staff's opinion, the proposed Zoning Ordinance Text Amendment is in
compliance with the Horizons 2026: Greenville's Community Plan, Chapter 1
Building Great Places, Action 1.9. Develop Corridor Development Standards -
The City will undertake development of commercial corridor development
standards that can be applied through established commercial zoning districts,
or through an overlay district. These standards will be designed to achieve the
policies of this plan, specifically to encourage the evolution of established
commercial areas to more vibrant and visually appealing places and to design
and improve safety for bikers and walkers. These standards could include
requirements for placement of parking to the side or rear of buildings, orienting
and placing buildings so that they frame the road, enhanced landscaping

standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted to deny (5:4) the request at its February 18, 2024 meeting. At this same meeting, the Commission made a subsequent motion to further advise Council that flag size should adhere to appropriate federal flag etiquette and decorum. The motion passed unanimously.

If City Council determines to approve the request, a motion to adopt the attached 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 amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to Horizons 2026: Greenville's Community Plan, Chapter 1 Building Great Places, Action 1.9. Develop Corridor Development Standards - The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. *These standards will be designed to achieve the policies of this plan, specifically* to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building facade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual

property owners the flexibility to determine what improvements will work for a given site and context.

ATTACHMENTS

- Ordinance Official Gvmt Flag.DOCX
 - Excerpt_CampingWorld_2182025.pdf
 - Chart.pdf
- Map comparison.pdf
- **Camping World Staff Report**

ORDINANCE NO. 25-___ AN ORDINANCE AMENDING THE CITY CODE 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 virtual public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 13th day of March, 2025, at 6:00 p.m., conduct a meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance 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 the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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 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 is consistent with provisions of the comprehensive plan, including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 1, Building Great Places Action 1.9. Develop Corridor Development Standards The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

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

<u>Section 1</u>. That Title 9, Chapter 4, Section 22, is hereby amended by adding the following definition within the section based on its alphabetical ordering:

Official government flag. An official government flag as defined in N.C. General Statute 144-7(c). The following types of flags are official government flags:

- (1) The flag of the United States of America.
- (2) The flag of nations recognized by the United States of America.
- (3) The flag of the State of North Carolina.
- (4) The flag of any state or territory of the United States.
- (5) The flag of a political subdivision of any state or territory of the United States.

<u>Section 2</u>. That Title 9, Chapter 4, Section 9-4-233 is hereby amended by adding the following within the section based on its alphabetical ordering:

(O) Official government flag. Any official government flag (as that term is defined in Section 9-4-222 Definitions) that exceeds 216 square feet in surface area on a flagpole that exceeds 70 feet in height above grade and are subject to all of the following standards and requirements. All measurements shall be made from the center of the flagpole.

(1) Minimum lot size: 5 acres

(2) Shall only be allowed in the CG, CH, PIU, PI, IU, and I zoning districts.

(3) Maximum height of flagpole shall not exceed 130' above grade.

(4) Maximum size of flag shall not exceed 3,200 square feet in surface area.

(5) Only one flagpole and one flag per lot.

(6) Shall be illuminated by indirect lighting only that shall not exceed 1 foot candle above ambient lighting conditions, as measured from the nearest property line or street right-of-way.

(7) Flagpole setback requirements shall be the same as the underlying zoning district for the front yard, side yard and rear yard setbacks; provided, however, no flagpole shall be closer than ten feet to a side or rear property line.

(8) Shall only be used as an accessory use to a principal use.

(9) Flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.

(10) Flagpole shall be located 100' from the intersection of 2 public streets.

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

<u>Section 4:</u> Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

<u>Section 5:</u> That this ordinance shall become effective upon its adoption.

ADOPTED this 13th day of March, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1202708

Excerpt from the draft Planning & Zoning Commission Minutes (02/18/2025)

4. REQUEST BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND TITLE 9, CHAPTER 4, ARTICLE N. SIGNS, SECTION 233 SPECIAL PROVISIONS FOR CERTAIN SIGNS BY ADDING A DEFINITION AND STANDARDS FOR "OFFICIAL GOVERNMENT FLAGS" IN THE FOLLOWING ZONING DISTRICTS: CG (GENERAL COMMERCIAL), CH (HEAVY COMMERCIAL), PIU (PLANNED UNOFFENSIVE INDUSTRY), PI (PLANNED INDUSTRY), IU (UNOFFENSIVE INDUSTRY), AND I (INDUSTRY) WITH A MAXIMUM FLAGPOLE HEIGHT NOT TO EXCEED 130 FEET AT GRADE AND A MAXIMUM FLAG SIZE OF NO MORE THAN 3,200 SQUARE FEET.

Chantae Gooby, Chief Planner, presented on behalf of City Staff. She provided a brief history of the request. She explained that Camping World had submitted a text amendment that was eventually denied by Council. The current text amendment was at the request of Council. A table was provided that showed the differences between the two requests.

| STANDARDS | Camping World | City Staff |
|-------------------------|----------------|--------------------------------|
| Flag Type | Noncommercial | Official Government |
| Zoning districts | 16 | 6 |
| Total # of poles | 3 | 1 |
| Total # of flags | 9 | 1 |
| Total Flag Area | 28,800 sq. ft. | 3,200 sq. ft. |
| Maximum Flagpole Height | 130' | 130' |
| Minimum Lot Size? | No | 5 acres |
| Zoning Permit Required? | No | Yes |
| Setbacks? | No | Yes; same as underlying zoning |
| | | for structures |

There were a few additional standards added. The flagpole and flag must be an accessory use to a primary use. This means you can't place these types of flagpoles and flags on a vacant property. The flag must be in good repair. The flagpole shall be located 100' from the intersection of two streets.

This text amendment only applies to "Official Government Flags" and text amendment include a definition. The proposed definition is:

Official government flag. An official government flag as defined in NCGS 144-7(c). The following types of flags are official government flags:

- (1) Flag of the USA
- (2) Flag of nations recognized by the USA
- (3) NC State flag
- (4) Flag of any state or territory of the USA
- (5) Flag of a political subdivision of any state of territory of the USA (ex: county and/or city flags)

As part staff crafting this text amendment, staff sought to address 6 deficiencies from the previous text amendment to provide a more comprehensive approach on allowing large flags.

1. Flag Types: This amendment is specific to official government flag and doesn't include other noncommercial flags.

2. Zoning Districts: This amendment reduces the number of allowable zoning districts from 16 to 6. The 6 zoning districts included in this amendment were chosen because they are the most intensive nonresidential zoning districts in the City in terms of allowable uses and associated activity. These districts are: CG (General Commercial), CH (Heavy Commercial), PIU (Planned Unoffensive Industry), PI (Planned Industry), IU (Unoffensive Industry), and I (Industry).

3. Property Size: This amendment requires a minimum lot size of not less than 5 acres.

4. Number of Flagpoles and Flags: This amendment reduces the number of flagpoles and flags to no more than one flagpole with one flag per qualifying property.

5. Setbacks: This amendment includes setbacks where a flagpole is subject to the same setbacks as structures in the underlying zoning district.

6. Zoning Approval: This amendment requires a zoning compliance permit.

In staff's opinion, the proposed Text Amendment is in compliance with *Horizons 2026 Greenville's Comprehensive Plan* Chapter 1 Building Great Places, Action 1.9. The intent of this item speaks about the visual appeal/aesthetics of streets. Therefore, staff recommends approval.

Allen Thomas: The US Flag Code, Article 4 doesn't allow a US flag size of 3,200 sq. ft. and this flag can't be placed to half-staff if the pole height is 130'.

Vice-Chair Woodmansee opened the public hearing.

No one spoke in favor of the request.

Darius Houston, student, spoke in opposition of the request.

Vanessa Boateng, student, spoke in opposition of the request.

Benjamin Janes, student, spoke in opposition of the request.

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

Motion made by Mr. Collins, seconded by Mr. White, to recommend denial of the proposed amendment, to advise that, although the proposed amendment is consistent with the comprehensive plan, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Hairston, White, Thomas, Collins and Woodmansee. Voting in opposition: Denton, Stone, Carter, and Parker. Motion passed 5 to 4. Motion passed.

Motion made by Mr. Collins, seconded by Mr. White, to further advise Council that flag size should adhere to appropriate federal flag etiquette and decorum. Motion passed unanimously.

| STANDARDS | Camping World | City Staf |
|-------------------------|----------------|-----------------------|
| Туре | Noncommercial | Official G |
| Zoning districts | 16 | 6 |
| Total # of poles | 3 | 1 |
| Total # of flags | 9 | 1 |
| Total Flag Area | 28,800 sq. ft. | 3,200 sq |
| Maximum Flagpole Height | 130′ | 130' |
| Minimum Lot Size? | No | 5 acres |
| Permit Required? | No | Yes |
| Setbacks? | No | Yes; sam for struc |

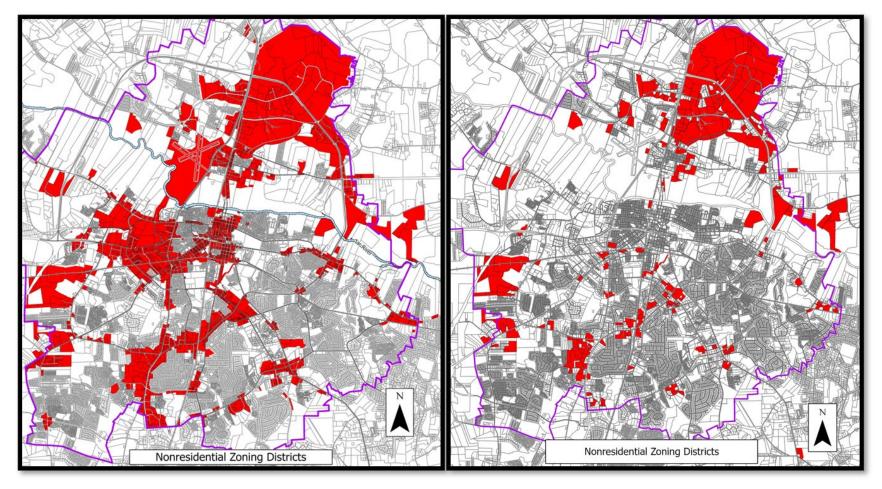


Government



ne as underlying zoning ctures⁸

COMPARISON OF THE ORIGINAL AND PROPOSED TEXT AMENDMENTS



No Minimum Lot Size

Minimum Lot Size: 5 acres



City of Greenville, North Carolina

Title of Item:

Ordinance requested by Camping World Holdings, Inc. to amend Title 9, Chapter 4, Section 227. *Signs Not Requiring Permits* to allow up to three (3) flagpoles with a maximum height of each flagpole of 130 feet above grade in nonresidential zoning districts and up to three (3) non-commercial flags on each pole with a maximum flag size of no more than 3,200 square feet for each flag

Explanation:

Background:

The City's sign regulations also includes provisions for flags. All properties in the City are allowed up to three (3) flagpoles with a maximum of three (3) flags per flagpole, totaling nine (9) flags per property. In residential zoning districts, flagpoles shall not exceed 25 feet in height (above grade) and flags no larger than 24 square feet (4' X 6'). In nonresidential (commercial) zoning districts, flagpoles shall not exceed the maximum height allowed in the respective zoning district, or 70 feet (above height) whichever is less. The size of each flag can't exceed 216 square feet (12' X 18'). Flags with commercial messaging and flags located on residential (commercial) zoning districts in the City. See Map 1: Nonresidential Zoning Districts.

Currently, on-premise non-commercial flags on flagpoles are considered types of signage that do not require a zoning compliance permit. While zoning approval is not required, North Carolina building code does require a building permit for flagpoles placed on nonresidential (commercial) properties. The current zoning code regulates the number of flagpoles and flags as well as the height limit of flagpoles and size limit for flags. Examples of non-commercial flags are flags representing countries, states, counties, municipalities, nationally recognized organizations, and sports teams. While the City can differentiate between commercial and non-commercial signs, the City can't regulate the content of the flags.

On March 12, 2020, City Council approved an ordinance requested by the Planning and Development Services Department to create the Highway Sign Overlay District with the intent of providing greater flexibility for larger signs/flags in areas near interstates and future interstate highways. When located on commercial and industrially-zoned properties in the overlay area, the maximum flagpole height was increased to 130 feet, the maximum flag size was increased up to 1,000 square feet (25' X 40'), but limits one (1) flag pole per property. There was an increased setback for flagpoles over 70 feet. The setback was increased one foot for every foot the flagpole was over 70'. For example, if a flagpole was 100 feet in height then the setback would be increased an additional 30 feet. The intent was to prevent/reduce the risk of flagpoles falling into roadways.

The overlay district is located in areas where properties front 4-lane divided median highways such as Martin Luther King, Jr. Highway. Generally, these properties are large enough in size that would allow for flagpoles to be placed far enough from the highway that if the flagpole fell, it wouldn't fall into road ways. See Map 2: Highway Sign Overlay District.

For this amendment, Camping World Property, Inc. seeks to increase the maximum flagpole height from no more than 70 feet to up to 130 feet regardless of the maximum height limit allowed in nonresidential (commercial) zoning districts as well as increasing the maximum size of a non-commercial flag from 216 square feet (12' X 18') to up to 3,200 square feet (40' X 80') each. These proposed changes still do not include any type of zoning approval.

Text in **red** is proposed to be deleted and text in **red** is proposed new language:

SEC. 9-4-227 SIGNS NOT REQUIRING PERMITS.

The following signs shall not require a zoning compliance permit under this article; provided, however, any such signs shall comply with all other requirements of this article and chapter except that the signs shall not be included in or count towards the total allowable sign surface area or total number of allowable freestanding signs.

(A) Signs not exceeding three square feet in total sign surface area that are associated with residential use and that are not of a commercial nature. The sign surface area shall contain only property identification names or numbers or names of occupants or warnings to the public;

(B) Memorial plaques, cornerstones, historical tablets and similar devices;

(C) Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and information signs and traffic directional or regulatory signs;

(D) On-premises flags, balloons, insignia of nonprofit or governmental organizations shall be allowed subject to all of the following requirements:

(1) Flags and wind blades are permitted as follows:

(a) Temporary freestanding flags and wind blades are not permitted.

(b) Flags with or without commercial messages that are located on functioning light poles internal to the business lot shall be no more than 50 square feet in area. There is no limitation on the number permitted per lot.

(c) Flags attached to permanent poles shall be permitted as follows:

1. In nonresidential zoning districts, flagpoles shall not exceed the maximum height allowed in the zoning district or 70 feet, whichever is less of 130 feet.

2. In residential districts, flagpoles shall not exceed 25 feet in height.

3. The maximum dimensions of any flagpole mounted flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed $\frac{20\%}{30\%}$ of the vertical height of the pole. In addition flags are subject to the dimensional limits found in the following table:

| Pole Height (feet) | Max. Non- Commercial Flag Size (square feet) | Max. Commercial Flag Size (square feet) |
|--------------------|--|---|
| Up to 25 | 24 | 24 |
| 25 to 29 | 28 | 28 |
| 30 to 34 | 40 | 40 |
| 35 to 39 | 60 | 50 |
| 40 to 49 | 96 | 50 |
| 50 to 59 | 150 | 50 |
| 60 to 70 | 216 | 50 |
| 130 | 3,200 | |

4. Each property shall be allowed a maximum of three flagpoles.

5. A maximum of three flags shall be allowed per flagpole.

6. The flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.

7. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.

8. Flags shall not be mounted directly on a building wall.

Additional Staff Comments:

There are 16 nonresidential (commercial) zoning districts in the City and under the current regulations, a property can have up to three (3) flagpoles at the maximum height of 70 feet and each pole is allowed up to three (3) noncommercial flags with each flag having a maximum size of 216 square feet (12' X 18').

In the simplest terms, this amendment will allow for nonresidential (commercial) properties to have up to three (3) flagpoles at the maximum height of 130 feet (regardless of the zoning district height limit) and each pole is allowed up to three (3) non-commercial flags with each flag having a maximum size of 3,200 square feet (40' X 80'). None of these flagpoles or flags would require any type of zoning approval. While a building permit is required by NC Building Code, since this amendment doesn't include zoning approval, Planning Staff won't review/approve the building permits. This amendment doesn't include any consideration for the size of properties, separation between flagpoles, and/or setbacks for flagpoles from streets, buildings, and other properties. This is especially concerning in the downtown area where properties are very narrow (some are less than 25 feet wide) and adjacent to one another. There is no prohibition in this text amendment that would prevent attaching flagpoles to the roof of a building. Buildings in the CD (Downtown Commercial) zoning district would be able to attach multiple flagpoles (up to 130 feet above grade) to narrow buildings. For prospective on this text amendment, the Hilton hotel in downtown is 94 feet above grade and could have three (3) flagpoles up to 36 feet tall each.

In the end, this text amendment allows multiple flagpoles (up to 130' above grade) with large flags on single properties without consideration of spacing/setbacks from adjacent properties and roadways. Not only can this result in visual clutter, but more importantly, this can result in public safety concerns with flags becoming entangled with one another, or flagpoles that may fall into roadways. By establishing the Highway Sign Overlay District, the City has established an area that is appropriate for tall flagpoles and large flags with consideration to public health, safety and welfare and community aesthetics.

Fiscal Note: No cost to the City

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is not in compliance with the <u>Horizons 2026: Greenville's Community Plan</u>, Chapter 1 Building Great Places, *Action 1.9. Develop Corridor Development Standards*

The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building facade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

Therefore, staff recommends denial.

The Planning and Zoning Commission voted unanimously to deny the request at its December 17, 2024 meeting.

If City Council determines to approve the request, a motion to adopt the attached 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 amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to <u>Horizons 2026: Greenville's Community Plan</u>, Chapter 1 Building Great Places, *Action 1.9. Develop Corridor Development Standards The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of*

parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

ATTACHMENTS

- Ordinance Flapole Height and Flag Size Increase Text Amendment.DOC
- Text Excerpt Camping World TA.pdf
- Map 1: Nonresidential_Zoning_Districts.pdf
- Height_Limits.cleaned.pdf
- Map 2: Highway_Sign_Overlay_District.pdf
- Highway Sign Overlay District Standards.pdf
- Petition Signatures Camping World as submitted on 12/17/2024.pdf

ORDINANCE NO. 25-AN ORDINANCE AMENDING THE CITY CODE 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 <u>The Daily Reflector</u> setting forth that the City Council would, on the 9th day of January, 2025, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance 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 the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment 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, Horizons 2026: Greenville's Community Plan, Chapter 1, Building Great Places, Action 1.9. Develop Corridor Development Standards the City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

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

<u>Section 1:</u> That Title 9, Chapter 4, Section 227, of the City Code is hereby amended by deleting and replacing with the following:

SEC. 9-4-227 SIGNS NOT REQUIRING PERMITS.

The following signs shall not require a zoning compliance permit under this article; provided, however, any such signs shall comply with all other requirements of this article and chapter except that the signs shall not be included in or count towards the total allowable sign surface area or total number of allowable freestanding signs.

(A) Signs not exceeding three square feet in total sign surface area that are associated with residential use and that are not of a commercial nature. The sign surface area shall contain only property identification names or numbers or names of occupants or warnings to the public;

(B) Memorial plaques, cornerstones, historical tablets and similar devices;

(C) Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and information signs and traffic directional or regulatory signs;

(D) On-premises flags, balloons, insignia of nonprofit or governmental organizations shall be allowed subject to all of the following requirements:

(1) Flags and wind blades are permitted as follows:

(a) Temporary freestanding flags and wind blades are not permitted.

(b) Flags with or without commercial messages that are located on functioning light poles internal to the business lot shall be no more than 50 square feet in area. There is no limitation on the number permitted per lot.

(c) Flags attached to permanent poles shall be permitted as follows:

1. In nonresidential zoning districts, flagpoles shall not exceed the maximum height of 130 feet.

2. In residential districts, flagpoles shall not exceed 25 feet in height.

3. The maximum dimensions of any flagpole mounted flag shall be proportional to the flagpole height. The hoist side of the flag shall not exceed 30% of the vertical height of the pole. In addition flags are subject to the dimensional limits found in the following table:

| Pole Height (feet) | Max. Non-Commercial Flag Size (square feet) | Max. Commercial Flag Size (square feet) |
|--------------------|---|--|
| Up to 25 | 24 | 24 |
| 25 to 29 | 28 | 28 |
| 30 to 34 | 40 | 40 |
| 35 to 39 | 60 | 50 |

| 40 to 49 | 96 | 50 |
|----------|-------|----|
| 50 to 59 | 150 | 50 |
| 60 to 70 | 216 | 50 |
| 130 | 3,200 | |

4. Each property shall be allowed a maximum of three flagpoles.

5. A maximum of three flags shall be allowed per flagpole.

6. The flag and flagpole shall be maintained in good repair. A flagpole with broken halyards shall not be used and flags which are torn and frayed shall not be displayed.

7. On United States and North Carolina holidays, there shall be no maximum flag size or number or other limitations on manner of display.

8. Flags shall not be mounted directly on a building wall.

(2) Balloons, except as qualified and regulated under section 9-4-233(K) of this article, shall comply with all of the following requirements:

(a) Balloons shall be removed each day for the period extending between the hours of 10:00 p.m. and 8:00 a.m. unless otherwise provided herein;

(b) Balloons shall be maintained in accordance with section 9-4-224 of this article;

(c) No balloon shall exceed a maximum height of 125 feet above grade, as measured from the point of ground attachment to the highest balloon surface;

(d) Any balloon that exceeds 25 feet in height shall be set back from all street right-ofway lines and overhead public utility transmission and/or distribution lines a ground distance equal to the display height of the balloon plus 25 feet, as measured from the ground attachment point to the right-of-way line or to all ground points determined by a 90-degree vertical line extending from the closest overhead public utility transmission and/or distribution line as projected upon the ground, whichever is closer. The purpose of this requirement is to provide a 25-foot clear fall zone in the event of the balloons descent due to deflation or weather conditions;

(e) All balloons shall comply with the maximum height limitations set forth under Title 9, Chapter 3, Airport Zoning, of the Greenville City Code; and

(f) No individual balloon regulated under this section shall exceed a dimension of 20 feet as measured by diameter in the case of spherical balloons, or as measured by the greatest length in the case of oblong or tubular balloons, including blimps and the like.

(3) Insignia of nonprofit or governmental organizations shall not be displayed in connection with a commercial promotion or as an advertising device.

(E) Integral decorative or architectural features of buildings or works of art, provided the features or works of art do not contain advertisements, trademarks, moving parts or lights;

(F) Signs erected for the purpose of directing traffic on private property, identifying restrooms and parking area entrances or exits, provided the signs shall not exceed three square feet. The signs shall not contain any advertising, business name or logo;

(G) Signs painted on or otherwise permanently attached to current licensed motor vehicles that are not primarily used as signs; and

(H) Certain temporary signs:

(1) Temporary signs erected in connection with elections or political campaigns. Such signs shall be subject to section 12-1-5 of the Greenville City Code.

(2) Displays, including lighting, erected in connection with the observance of holidays. Such displays shall be removed within ten days following the holiday.

(3) Construction site identification signs shall be removed within ten days after the issuance of the occupancy permit.

(4) Signs attached temporarily to the interior of a building's window or glass door. Such signs may not cover more than 25% of the transparent surface area of the window or door to which they are attached. Signs painted on a window or glass door shall not be considered as temporary.

(5) Temporary unilluminated real estate signs shall be subject to the following.

(a) Within any residential zoning district, the total sign display area of any real estate sign(s) erected on any lot shall not exceed 12 square feet, unless otherwise provided herein.

(b) Within any nonresidential zoning district, the total sign display area of any real estate sign(s) erected on any lot shall not exceed 50 square feet, unless otherwise provided herein.

(c) The total sign display area of all temporary real estate sign(s) located on any multifamily lot that contains not less than 20 attached dwelling units, in one or several structures, shall not exceed 50 square feet.

(d) For purposes of this section, the term "real estate sign" shall include both "for sale" and "lease occupancy advertising" signs.

(e) Real estate "for sale" signs erected under this section shall be removed within 14 days following the transfer of title of the lot, tract or unit associated with the signs.

(f) Real estate "lease occupancy advertising" signs erected under this section shall be removed within 14 days following the occupancy of all leasehold units associated with the signs.

(g) Temporary real estate signs that are attached to a building, fence, wall or other structure shall meet the requirements for a permanent wall sign included under section 9-4-234(B).

(h) Temporary real estate signs that are freestanding shall meet the requirements for a permanent freestanding sign included under section 9-4-234(C); provided, however, no freestanding real estate sign located in a residential district shall exceed four feet in height and no real estate sign located in a nonresidential district shall exceed eight feet in height.

(6) Temporary signs not covered in the foregoing categories, so long as the signs meet the following restrictions.

(a) Not more than one sign may be located on any lot.

(b) No such sign shall exceed six square feet in area.

(c) The sign shall be restricted to nonresidential uses only.

<u>Section 2:</u> That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

<u>Section 3:</u> Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

<u>Section 4:</u> That this ordinance shall become effective upon its adoption.

ADOPTED this 9th day of January, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1200966

Excerpt from the draft Planning & Zoning Commission Minutes (12/17/2024)

7. REQUEST BY CAMPING WORLD HOLDINGS, INC. TO AMEND TITLE 9, CHAPTER 4, SECTION 227. SIGNS NOT REQUIRING PERMITS TO ALLOW UP TO THREE (3) FLAGPOLES WITH A MAXIMUM HEIGHT OF EACH FLAGPOLE OF 130 FEET ABOVE GRADE IN NONRESIDENTIAL (COMMERCIAL) ZONING DISTRICTS AND UP TO THREE (3) NON-COMMERCIAL FLAGS ON EACH POLE WITH A MAXIMUM FLAG SIZE OF NO MORE THAN 3,200 SQUARE FEET FOR EACH FLAG.

Chris Kelly, Planner II, presented on behalf of City Staff. This proposed text amendment is not staff initiated, so this presentation is meant to explain the current zoning regulations and the possible implications of the requested regulations. The applicant is requesting to amend the City's regulations on flagpoles and flags. Under the City's current zoning ordinance, flagpoles and flags are types of signage that are not reviewed nor approved by the Planning Division. This exemption does not mean that other permits, such as a building permit would not apply. Therefore, while no zoning approval is required, North Carolina building code does require a building permit for flagpoles placed on nonresidential properties. However, the City of Greenville Zoning Code does regulate the number of flagpoles and flags a property can have, as well as the height limits of flagpoles and size limits for flags. The height of the flagpole begins at grade. The zoning code regulations differentiate between nonresidential and residential zoning districts to determine the allowable height of flagpoles. An example of a nonresidential zoning district would be heavy commercial, so just think zoning districts that do not have residential uses. The zoning code differentiates non-commercial and commercial flags to determine the flag size allowance. Examples of non-commercial flags are country flags. The applicant's text amendment request is to amend the zoning regulations for nonresidential flagpole heights and non-commercial flags. An important note to make is that the City of Greenville, nor any local government has the authority to regulate the content of the flag. Current regulations for flagpoles and flag size in the City of Greenville found in section 9-4-227 of the zoning ordinance with number 1 providing the height limit of flagpoles in nonresidential zoning districts, with the height being the maximum height allowed in the zoning district or 70 feet, whichever is less. Included in your staff report is a table of the 16 nonresidential zoning districts in the City of Greenville, as well as the maximum heights allowed. Number 2 covers residential zoning districts with flagpoles not exceeding 25 feet in height. Number 3 of the regulations establish the maximum size of flags as to be proportionate to the flagpole height. Such as, for a residential property with a 25-foot flagpole, the maximum flag size would be 24 square feet. Nonresidential properties can utilize any row of this table, as the maximum height of the flagpole can 70 feet or less. As you can see, a 70-foot flagpole can have a maximum non-commercial flag size of 216 square feet. Numbers 4 and 5 are extremely important, number 4 establishes that each property is allowed three (3) flagpoles and number 5 establishes that each flagpole can have three (3) flags. Therefore, under current regulations, a nonresidential property can have three 70-foot flagpoles and up to nine (9) total flags. The applicant is requesting to amend numbers 1 and 3. The applicant is proposing to increase the allowable height of a flagpole in nonresidential zoning districts from 70 feet to 130 feet. The applicant is also requesting to remove the maximum height limit of the zoning district, choosing to request the standards be 130 feet for any nonresidential zoning district. Eight (8) of the 16 zoning districts do not have a height limit, however, six (6) of the zoning districts have height limits that are lower than the requested 130-foot flagpole allowance. The proposed regulations would allow for flagpole heights to far exceed the height limitations of the buildings. Additionally, the applicant is proposing to add a maximum non-commercial flag size of 3,200 square feet to be allowed for the 130-foot flagpole. In comparison to the current maximum flag size of 216 square feet, the requested 3,200 square feet represents a 1,381% increase. It's important to point out now, that the applicant is not requesting to amend numbers 4 and 5, as it relates to the number of allowed flagpoles and flags. (Attachment) Map 1: Nonresidential Zoning Districts shows you the 16 nonresidential zoning districts in the City of Greenville. Therefore, under the proposed language, regardless of the size of the property, each one of the red properties, shown on the map, would be allowed to have three (3) flagpoles that are 130 feet tall. Additionally, each flagpole would be allowed to have three (3) 3,200 square foot non-commercial flags. (Attachment) Map 2: Highway Sign Overlay District is a text amendment requested by the

Planning and Development Services Department approved by the City Council in March of 2020. This text amendment was to create the Highway Sign Overlay District with the intent of providing greater flexibility for flagpoles and flags in the area of the overlay and specifically near 4 lane divided highways. The standards for flagpoles and flags are increased in the Overlay District. As established in the zoning ordinance, nonresidential properties located in the overlay district are allowed only one (1) 130-foot flagpole and the flag size allowance is increased to 25 feet by 40 feet, which would be 1,000 square feet. The increase in allowance also necessitated the need of establishing set back standards. If a nonresidential property in the overlay district wanted to utilize the standards, then the flagpole also requires a setback. The setback is for each foot the flagpole exceeds 70 feet; an additional foot setback would be required. Therefore, a 130-foot flagpole would require an additional 60-foot setback. To conclude the applicant's request is city-wide, it is not for any specific property. The map that I have shown you all of the nonresidential zoning in the City of Greenville covers a large portion of the city, especially the commercial corridors. Additionally, the applicant's request would increase the allowable non-commercial flag size by 1,381%, which is an enormous increase that could lead to visual clutter in commercial areas. Finally, the City Council approved standards for the Highway Sign Overlay District previously in 2020 with the area most appropriate for flagpoles and flags of this height. In staff's opinion, the proposed Zoning Ordinance Text Amendment is not in compliance with the Comprehensive Plan Chapter 1 Building Great Places, Action 1.9. Develop Corridor Development Standards The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

Chair Brock opened the public hearing.

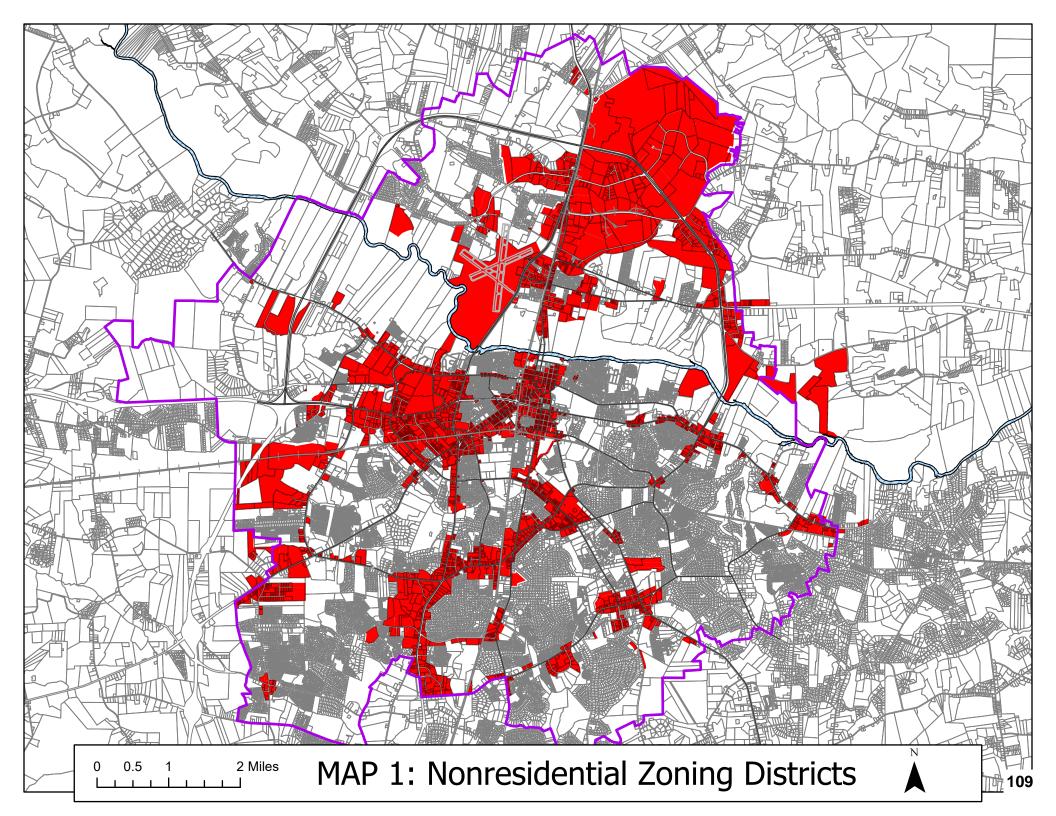
Daniel Kinser, employee of Camping World, spoke in favor of the request. Many Camping World business locations display flags in Garner, Colfax, Statesville, and Concord, North Carolina. Camping World does not use the flag as advertisement, it represents freedom. This amendment would allow others to do the same.

Jim Foskey, employee of Camping World, spoke in favor of the request. The residents of Greenville talk about community and how the flag is bringing people together. Citizens visit our business not to buy a camper, but to sign the petition in support to keep the flag.

No one spoke in opposition of the request.

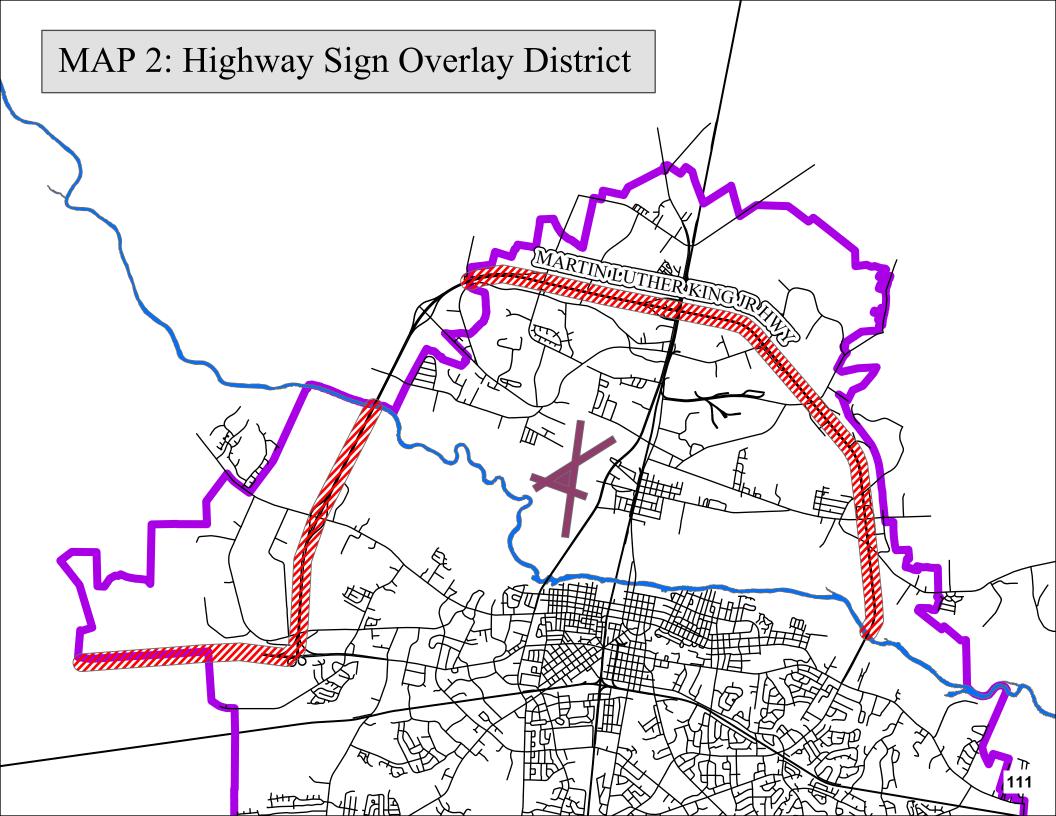
Chair Brock closed the public hearing and opened board discussion.

Motion made by Mr. Collins, seconded by Mr. White, to recommend denial of the proposed amendment, to advise that it is inconsistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Denton (abstained), Thomas, Woodmansee, Collins, Stone, Hairston, Carter, and White. Voting in opposition: No one voted in opposition. Motion passed 8 to 0. Motion passed unanimously.



NONRESIDENTIAL ZONING DISTRICT HEIGHT LIMITS

| Height (feet) |
|------------------------------------|
| None |
| 80 |
| 80 |
| 80 |
| 80 |
| 65 (additional setback above 45) |
| None |
| None (additional setback above 75) |
| None |
| None (additional setback above 75) |
| None |
| 70 (or 5 stories) |
| |



SEC. 9-4-200.3 HIGHWAY SIGN OVERLAY DISTRICT.

(A) *Highway sign overlay district established.* The highway sign overlay district is hereby established as a district which overlays existing zoning districts. The boundaries of the highway sign overlay district are as shown on the official zoning map, which are the same as shown on the map entitled "Highway Sign Overlay District," prepared by the Planning and Development Services Department of the City of Greenville.

(B) *Statement of intent.* It is the intent of this section to provide greater flexibility for signs in the area of the overlay and specifically near interstate and future interstate highways.

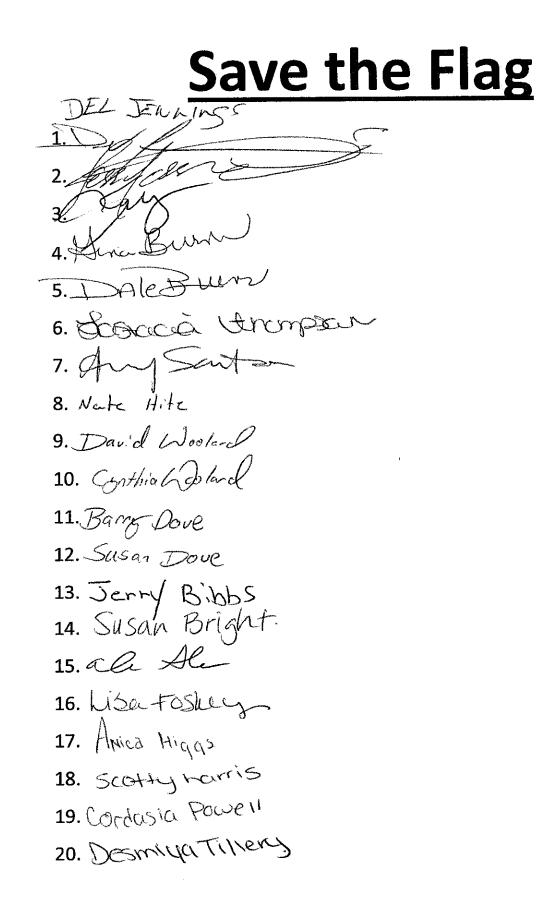
(C) Standards. The following standards shall apply to signs in the overlay.

(1) When located in a commercial or industrial zoning district, heights of flagpoles can be a maximum of 130 feet and the maximum size of the flag cannot exceed 25 feet by 40 feet and only one per site is permitted. Flagpole plans must have an engineer's seal for stress load and wind shear.

(2) A vertical flag pole shall be set back from all property boundaries a distance of at least one foot for each foot by which the pole in question exceeds 70 feet from finished grade.

(3) In all other respects signs shall follow the requirements of Article N of Title 9, Chapter 4 of the City of Greenville's code of ordinances.

(Ord. No. 20-016, § 1, passed 3-12-2020)



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Sandy B.

Locksley Woods · 1w · 💮

A HUGE thank you to Camping World for putting up that absolutely massive American flag! I just saw it this morning and it made me smile. If you haven't seen it take a drive past Camping World on Red Banks (by Target and Harris Teeter). You can't miss it!

15 59 Add a comment





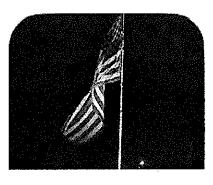
Love it too!!

5d

Like Reply Share



Kristy M. · 14th and Greenville Blvd



Karen photos don't do it justice! Beautiful





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Love it!!! God Bless America and the owner!!

6d

Like Reply Share



Tammie H. · Avon road-pine &mulch It is awesome! Ride by at night, absolutely amazing Selection

5d

Like Reply Share



Crystal Wilson · Landmark St

• • •

It's been up for a bit my kids talk about it everyday. LOL I I My son was very concerned on what happens to it during bad weather.



Saw that today, that's a big flag!

3d

Like Reply Share

600



 Deborah Manning · 14th and Greenville Blvd
 •••

 Absolutely beautiful
 Like

 1d
 Like
 Reply
 Share



Add a comment...



Wendy Meehan \cdot Red Oak

| ALC BALL | | | | |
|----------|---|---------|-------|----------|
| | It's beautiful. We love it! | | | |
| | 5d | Like | Reply | Share |
| 3) | Sherry Clark · East Greenvill | е | | \$ \$ \$ |
| | Saw it last night. Put a big smile on my face | | | |
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Paul Collins · Spring Forest

It's a beautiful flag, probably the largest one I have seen. I read the other day that all Camping Worlds are doing this and I think it's great!



ı

Like Reply Share



Brittany N. · Rams Horn

Oh I just LOVE it. I talk about it nonstop!



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