



Agenda

Greenville City Council

September 11, 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 - Council Member Portia Willis

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Vada Flowers - Public Works Department Retiree
2. Neighborhood & Business Services Department for National Community Development Association's John A. Sasso Award
3. Small Business Technical Assistance Program Participants

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. New Business

Public Hearings

5. Ordinance to annex ABI Investments, LLC Property involving 18.817 acres located at the current terminus of West Star Street
6. Ordinance to annex Bells Fork Village involving 5.753 acres located along the northern right-of-way of Old Fire Tower Road and 215+/- feet west of County Home Road
7. Ordinance to annex Christ Hope Church, LLC involving 14.35 acres located along the eastern right-of-way of Charles Boulevard and south of Thackery Road
8. Ordinance to annex Gateway West, LLC involving 1.5661 acres located at the northeastern corner of the intersection of Stantonsburg Road and Gateway Drive
9. Resolution Authorizing an Application to the Federal Transit Administration for a Section 5307 FY 24 Funding Cycle Grant for Federal Operating and Capital Assistance for Greenville Area Transit (GREAT)
10. Public Hearing for Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

Other Items of Business

11. Resolution Authorizing Condemnation and Acquisitions of Certain Property for the Corey Road Regional Detention and Stream Restoration Project

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 09/11/2025

<u>Title of Item:</u>	Appointments to Boards and Commissions
<u>Explanation:</u>	City Council appointments need to be made to the Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, and the Recreation and Parks Commission.
<u>Fiscal Note:</u>	No direct fiscal impact.
<u>Recommendation:</u>	Make appointments to the Historic Preservation Commission, Housing Authority, Planning and Zoning Commission, and the Recreation and Parks Commission.

ATTACHMENTS

☐ [September 2025 Boards and Commissions List.pdf](#)

Appointments to Boards and Commissions

September 2025

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
David Thompson		First Term	Ineligible	January 2027

Housing Authority

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Ebony Harris <i>Resident Commissioner</i>		Unexpired Term	Eligible	May 2025

Planning and Zoning Commission

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Andrew Denton <i>Council Member Matt Scully</i>		First Term	Eligible	June 2025
Alan Brock <i>Council Member Les Robinson</i>		Second Term	Ineligible	June 2025

Recreation and Parks Commission

Council Liaison: Mayor Pro-Tem Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Clark <i>(Mayor P.J. Connelly)</i>		First Term	Ineligible	May 2025

Boards and Commissions Applications

Name	Board Applied To	Email Address
Kyle T Parker	Historic Preservation Commission	ktparker17@gmail.com
Matthew J Justice	Historic Preservation Commission	justtrighthomesenc@gmail.com
Marsha Hansen	Planning and Zoning Commission	dharmamarsha@gmail.com
Jason Pudlo	Planning and Zoning Commission	jpudlo@outlook.com
Stephen A Blackburn	Planning and Zoning Commission	sablackburn20@gmail.com
Kyle T Parker	Planning and Zoning Commission	ktparker17@gmail.com
Matthew J Justice	Planning and Zoning Commission	justtrighthomesenc@gmail.com
Michael L Bridgers	Planning and Zoning Commission	mtenbridgers@gmail.com
Samuel C McCormack	Planning and Zoning Commission	mccormacks22@students.ecu.edu
Sebastian Krassley	Planning and Zoning Commission	skrassley98@yahoo.com
Ellen C Hoj	Planning and Zoning Commission	ellencrainhoj@gmail.com
Orlando C Dobbin, Jr.	Recreation and Parks Commission	ocdobbin@gmail.com
Maxwell E Willis	Recreation and Parks Commission	maxwellefwillis@outlook.com
Anuradha Mukherji	Recreation and Parks Commission	amukh03@hotmail.com
Rufus Huggins	Recreation and Parks Commission	rufushuggins@aol.com
Jason Pudlo	Recreation and Parks Commission	jpudlo@outlook.com
Amelia R Sargent	Recreation and Parks Commission	sagedsophos@proton.me
Stephen A Blackburn	Recreation and Parks Commission	sablackburn20@gmail.com
Matthew J Justice	Recreation and Parks Commission	justtrighthomesenc@gmail.com
Rajendra Jagad	Recreation and Parks Commission	rjagad@gmail.com



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Ordinance to annex ABI Investments, LLC Property involving 18.817 acres located at the current terminus of West Star Street

Explanation: A. SCHEDULE

1. Advertising date: August 30, 2025
2. City Council public hearing date: September 11, 2025
3. Effective date: September 11, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Noncontiguous
2. Relation to recognized industrial area: Outside
3. Acres: 18.817
4. Voting District: 2
5. Township: Arthur
6. Zoning: CH (Heavy Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 42,000+/- square feet of warehouse space
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: Red Oak
11. Greenville fire district: Station 5
12. Present tax value: \$259,200
13. Estimated tax value: \$4,000,000

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

Recommendation: City staff recommends approval of the attached ordinance to annex ABI Investments, LLC property.

ATTACHMENTS

- ☐ **Ordinance ABI Investments_ LLC Property Annexation.DOC**
- ☐ **ABI Investments, LLC Property 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-58.1, as amended, to annex the area described herein; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 11th day of September, 2025, after due notice by publication in The Daily Reflector on the 30th day of August, 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:

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

TO WIT: Being all of that certain property as shown on the annexation map entitled “ABI Investments, LLC Property”, involving 18.817 acres

LOCATION: Situate in Arthur Township, Pitt County, North Carolina, located at the current terminus of West Star Street.

GENERAL DESCRIPTION:

Commencing at an existing iron stake located along the southern right-of-way of West Star Street, said iron stake having GPS coordinates of North: 665,575.07’ and East: 2,464,287.05’ (NAD 83/2011 Datum); Thence from said point and following along the southern right-of-way of West Star Street N 88°39’45” E, 75.00’ to an iron pipe, said iron pipe being the Point of Beginning for this description. Thence from said Point of Beginning and with the arc of a curve to the left, said curve having a radius of 70.00’ and a chord bearing and distance of N 46°20’25” W, 98.99’ to a point; Thence S 01°19’12” E, 9.95’ to a point located along the northern right-of-way of West Star Street; Thence from said point and following along the Northern right-of-way of West Star Street S 88°39’47” W, 5.00’ to an iron pipe, said iron pipe being located at the southeast corner of Lot 22, West Star Industrial Park, Section 2, as recorded in Map Book 40, Page 24; Thence from said iron pipe and following along the eastern property line of Lot 22, N 01°20’36” W, 285.11’ to an iron stake, Thence continuing N 01°20’36” W, 15.00’ to a point located in a ditch, said point being the northeast corner of Lot 22 and the southwest corner of Lot

26, West Star Industrial Park, Section 2; Thence with the southern line of lots 26 through 29, West Star Industrial Park, Section 2, N 88°39'32" E, 524.06' to a point at the southeast corner of Lot 29; Thence continuing N 88°39'32" E, 925.18' to an iron pipe, a corner, said iron pipe being located along the western property line of the Peoples Baptist Church, Inc. property as recorded in Deed Book 3988, Page 321 and being shown on Map Book 85, Page 195; Thence from said iron pipe and following along the western property line of the Peoples Baptist Church, Inc. property S 00°23'14" W, 236.82' to an iron pipe, said iron pipe being the northwest property corner of the Clark Builders, LLC property as recorded in Deed Book 4155, Page 264 and being shown on Map Book 85, Page 92; Thence from said iron pipe and following along the western property line of the Clark Builders, LLC property S 01°07'22" E, 470.94' to an iron pipe; Thence cornering and running S 88°53'22" W, 69.63' to an iron pipe, said iron pipe being located at the northeast corner of the Jamie Gray Stokes, et al property as recorded in Deed Book J-51, Page 1 and being shown on Map Book 27, Page 169; Thence from said iron pipe S 89°13'04" W, 850.68' to an iron stake, said iron stake being located at the southeast corner of the ABI Investments, LLC property as recorded in Deed Book 3819, Page 260 and being shown on Map Book 85, Page 112; Thence from said iron stake and following along the eastern property line of the ABI Investments, LLC property N 01°19'35" W, 338.89' to an iron stake; Thence cornering and running S 88°39'45" W, 129.01' to an iron stake; Thence continuing S 88°39'45" W, 316.10' to an iron stake, the Point of Beginning, containing 18.817 acres more or less.

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

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

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

Section 5. This annexation shall take effect from and after the 11th day of September, 2025.

ADOPTED this 11th day of September, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

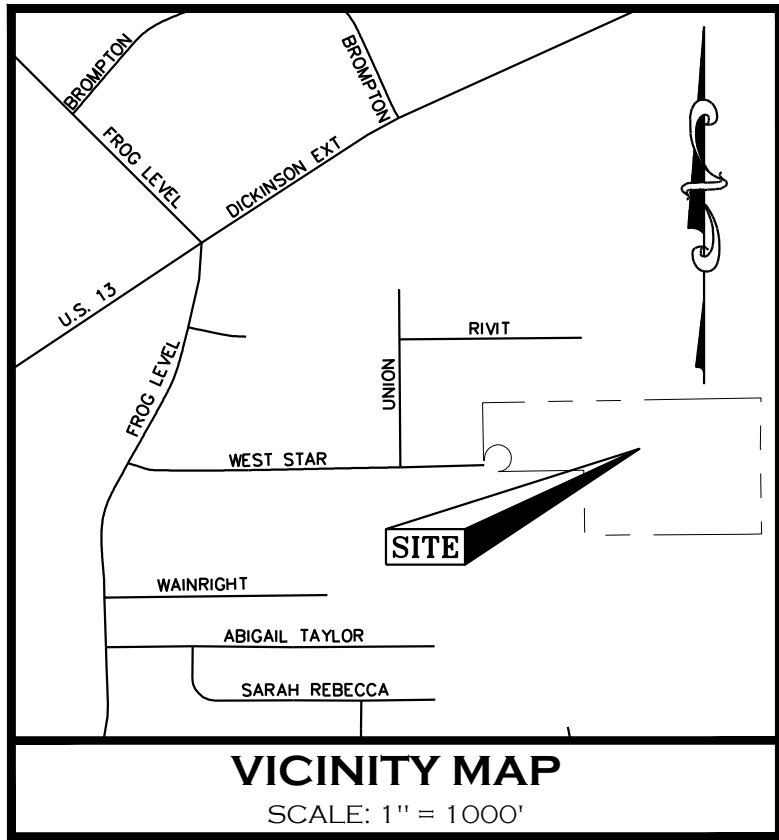
NORTH CAROLINA
PITT COUNTY

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: _____
1207478

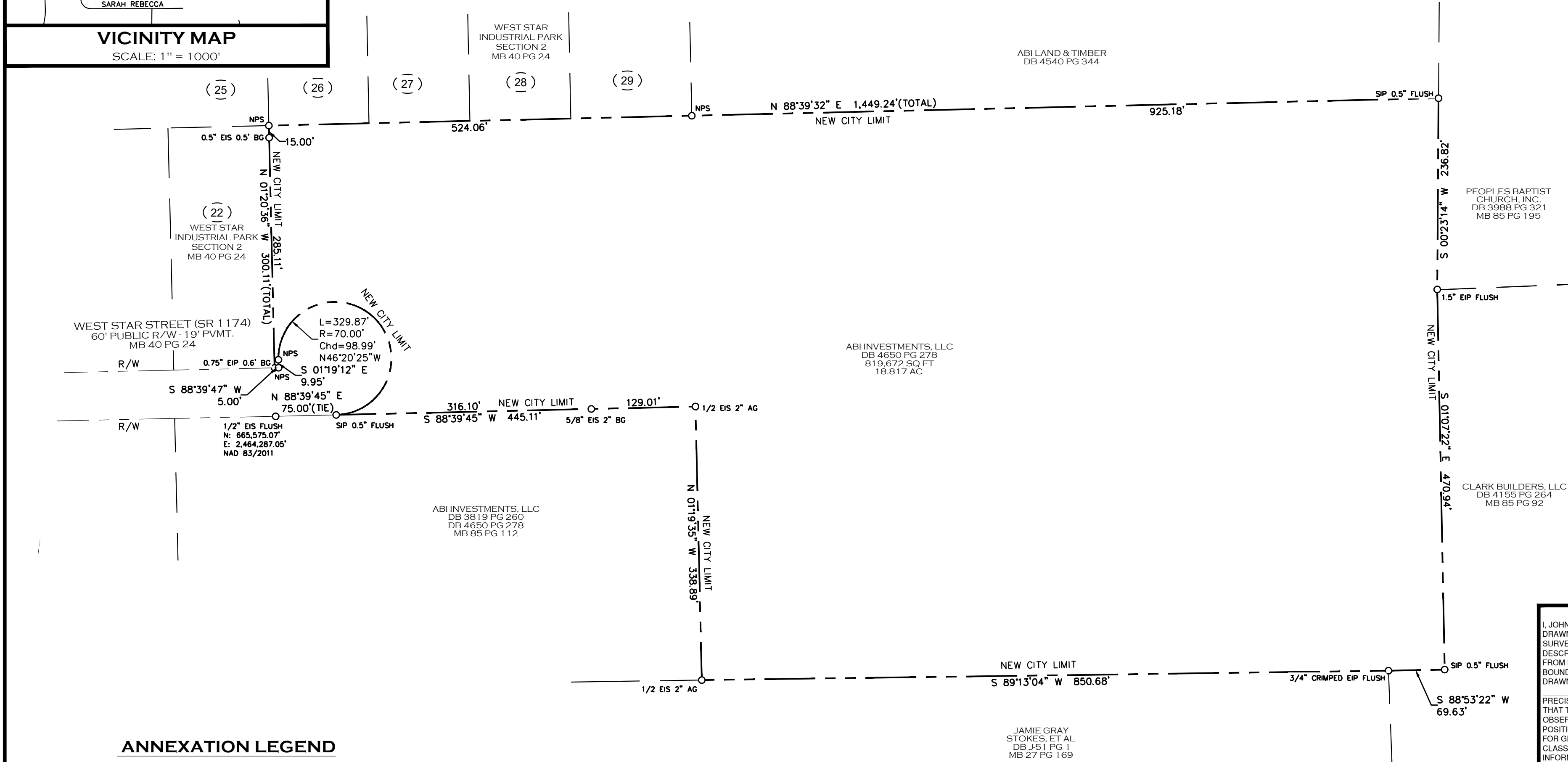


SURVEY LEGEND

Adjoiner Line	---
Iron Property Corner	○
Existing Iron Pipe	EIP
Existing Iron Stake	EIS
No Point Set	NPS
Set Iron Pipe	SIP
Below Grade	BG
Above Grade	AG
Deed Book	DB
Map Book	MB
Page Number	PG
Right of Way	R/W

BASIS OF BEARINGS
NC GRID NAD83 (NSRS 2011)

- SURVEYOR NOTES:**
- NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE SUBJECT PROPERTY.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
 - REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE PITT COUNTY REGISTER OF DEEDS.
 - THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720466600J EFFECTIVE DATE 07/0/2014.
 - THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES..



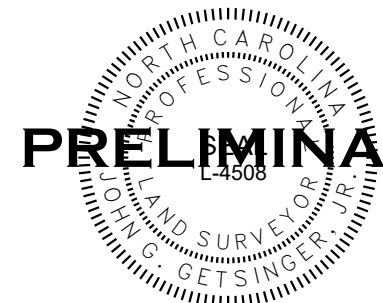
ANNEXATION LEGEND

NEW CITY LIMIT ---
OLD CITY LIMIT ---
CITY LIMIT ---

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



CERTIFICATION

I, JOHN G. GETSINGER, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4540, PAGE 344, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY

CLASS OF SURVEY: A
POSITIONAL ACCURACY: DOES NOT EXCEED 0.10 FEET
TYPE OF FIELD PROCEDURE: GPS (VIRTUAL REFERENCE STATION) AND CONVENTIONAL
DATE OF SURVEY: 08/29/2024
DATUM/EPOCH: NAD83(2011)
FIELD CONTROL MONUMENTS USED: AS SHOWN HEREON
GEOID MODEL: GEOID12B
HORIZONTAL SCALE FACTOR: 0.999898975
UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (b)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____

DAY OF _____, 2025.

SIGNED _____ REGISTRATION NO. L-4508

REVIEW OFFICER'S CERTIFICATE

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

REVIEW OFFICER _____ DATE _____

**ABI INVESTMENTS, LLC
PROPERTY**

REFERENCE: BEING THE PROPERTY DESCRIBED IN DEED BOOK 4650, PAGE 278 OF THE PITT COUNTY REGISTRY.



463 Second Street - Ayden - NC - 28513
252-565-2657 - NC FIRM # P-2153

SURVEYED: JLS/DH	APPROVED: CRG
DRAWN: JGG	DATE: 09/12/2024
CHECKED: CRG	SCALE: 1" = 100'

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____ ORDINANCE NO.: _____ AREA: **18.817 ACRES**

ARTHUR TOWNSHIP, PITT COUNTY, NC



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Ordinance to annex Bells Fork Village involving 5.753 acres located along the northern right-of-way of Old Fire Tower Road and 215+/- feet west of County Home Road

Explanation: A. SCHEDULE

1. Advertising date: August 30, 2025
2. City Council public hearing date: September 11, 2025
3. Effective date: September 11, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 5.753
4. Voting District: 4
5. Township: Winterville
6. Zoning: OR (Office-Residential)
7. Existing land use: Vacant
8. Anticipated land use: 72 multi-family units
9. Population estimate:

	Formula	Number of people
Total current:	0	0
Estimated at full development	72 X 2.18	157
Current minority	0	0
Estimated minority at full development	157 X 43.4%	68
Current white	0	0
Estimated white at full development	157 - 68	89

* Source: Census.gov

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 7
12. Present tax value: \$477,630
13. Estimated tax value: \$14,000,000

Fiscal Note: Estimated tax value at full development is \$14,000,000.

Recommendation: City staff recommends approval of the attached ordinance to annex Bells Fork Village property.

ATTACHMENTS

- ☐ [Ordinance Bells Fork Village Annexation.DOC](#)
- ☐ [Bells Fork Village 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 11th day of September, 2025, after due notice by publication in The Daily Reflector on the 30th day of August, 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:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Bells Fork Village”, involving 5.753 acres.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located along the northern right-of-way of Old Fire Tower Road and 215+/- feet west of County Home Road.

GENERAL DESCRIPTION:

Beginning at a point located on the northern right of way of Old Firetower Road (S.R. 2235), said point being located N 82°02'13" E 100.93' feet from a disturbed 2 inch outside diameter existing iron pipe, being marked by an existing iron pipe with an outside diameter of 1.75 inches, and is the southwestern corner of the LCVKJ Holdings, LLC property recorded in Deed Book 3051 Page 743, Deed Book A-38 Page 46, Deed Book M-41 Page 454, Deed Book 287 Page 850, Deed Book 288 Page 12 (MAP), and Deed Book 287 Page 847 (MAP), Pitt County Registry, thence from the POINT OF BEGINNING with the northern right of way of Old Fire Tower Road (SR2235) S 81°41'10" W 119.87 feet to a point; thence S 80°57'42" W 336.67 feet to an existing angle iron, thence leaving the northern right of way of Old Fire Tower Road (SR2235) with the common line of Bells Fork Associates, Inc. property recorded in Deed Book 402 Page 382 and the James Schueler property recorded in Deed Book 3814 Page 29 N 08°28'14" W 521.08 feet to a point in a drainage ditch, said point being located in the southern property line of LIDL US

Operations, LLC property recorded in Deed Book 3383 Page 816; thence with the southern line of the aforementioned LIDL US Operations, LLC and the ditch N 77°40'49" E 125.53 feet to a point; said point being located in the western property line of BMMN, LLC property recorded in Deed. Book 4363 Page 238, thence with the property line of BMMN, LLC property S 11°39'38" E 7.75 feet to a point; thence N 76°11'14" E 133.86 feet to a point; thence N 75°30'12" E 15.86 feet to a point; a common corner with the J.H.C. Realty Corp property recorded in Deed Book 2569 Page 801, thence continuing with the J.H.C. Realty Corp property N 75°30'55" E 68.63 feet to a point; thence N 75°37'33" E 91.54 feet to a point; a common corner with the PTM, L.P. property recorded in Deed Book 2104 Page 763, thence with PTM, L.P. property N 75°37'35" E 20.27 feet to a point; thence N 78°01'13" E 29.77 feet to a point in the western property line of the aforementioned LCVKJ Holdings, LLC property; thence with the LCVKJ Holdings, LLC property S 05°38'14" W 554.08 feet to a existing iron pipe, the POINT OF BEGINNING, containing an area of 5.753 acres more or less, as shown on an Annexation Map prepared for Bells Fork Village, LLC, by Rivers & Associates, Inc., drawing number Z-2722, dated July 17, 2025.

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

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

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

Section 5. This annexation shall take effect from and after the 11th day of September, 2025.

ADOPTED this 11th day of September, 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

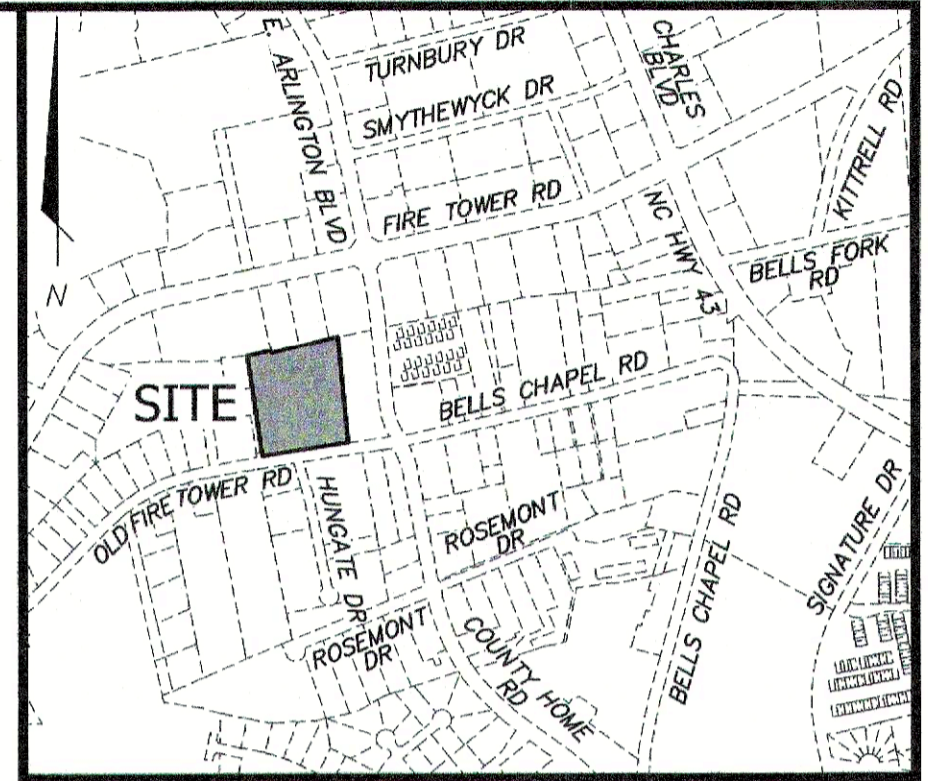
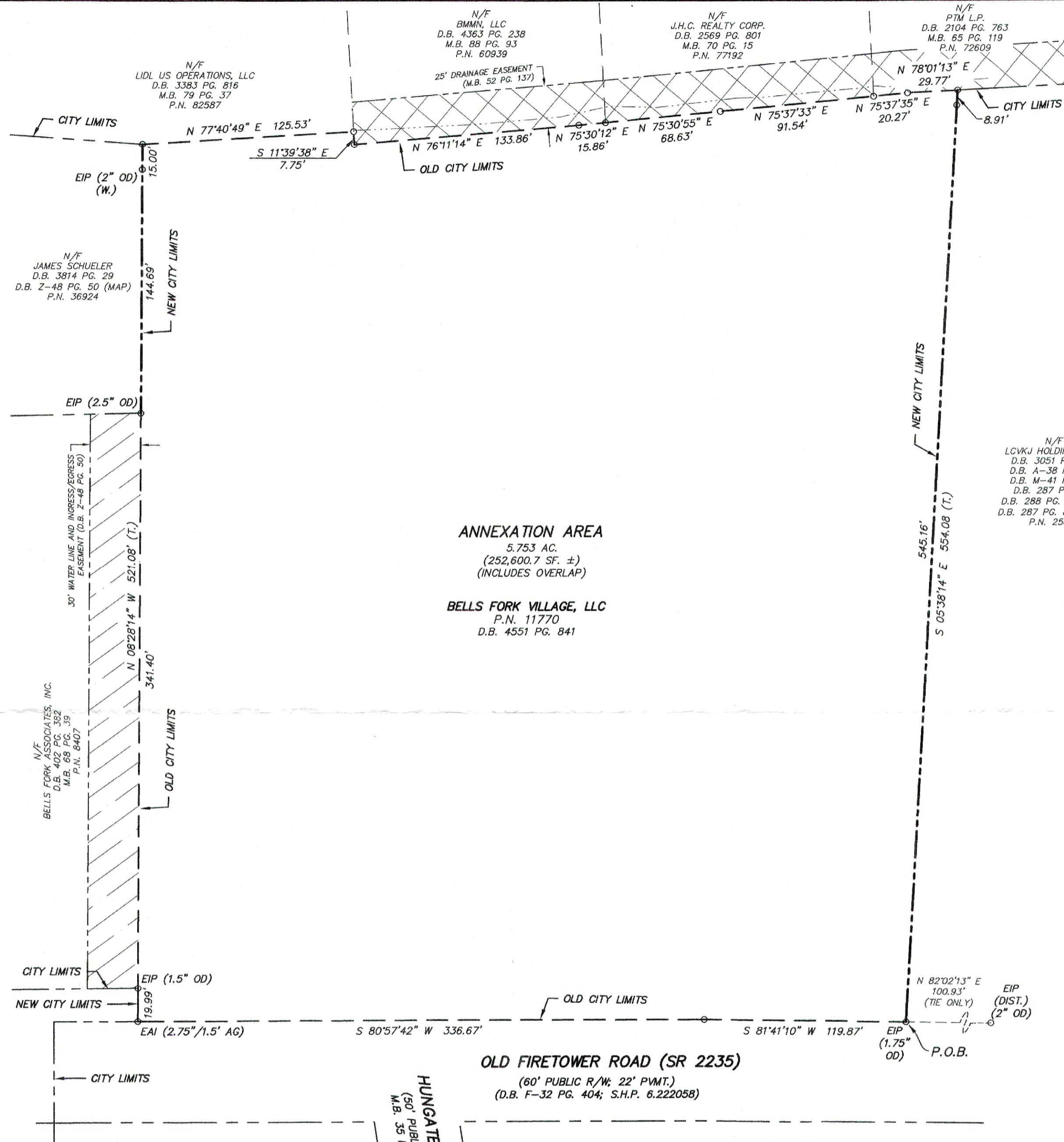
My Commission Expires: _____
1207477

NORTH (NC GRID-NAD 83/2011)

LEGEND

NEW CITY LIMIT	---
OLD CITY LIMIT	---
CITY LIMIT	---
RIGHT OF WAY	---
GIS PARCEL LINES	---
PARCEL NUMBER	P.N.
NOW OR FORMERLY	N/F
MAP BOOK	M.B.
PAGE	PG.
DEED BOOK	D.B.
RIGHT OF WAY	R/W
POINT OF BEGINNING	P.O.B.
EXISTING IRON PIPE	EIP ○
EXISTING ANGLE IRON	EAI ○
SET IRON PIPE	SIP ○
OUTSIDE DIAMETER	(OD)
WITNESS	(W.)
DISTURBED	(DIST.)
TOTAL	(T.)
ABOVE GROUND	(AG)
25' DRAINAGE EASEMENT (M.B. 52 PG. 137)	

50' 0 25' 50'
SCALE 1 inch = 50 ft



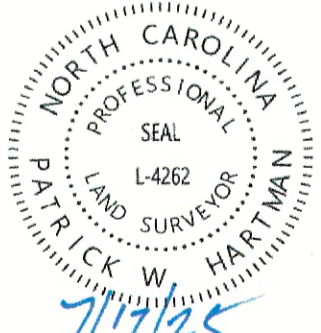
Vicinity Map SCALE: 1" = 1000'

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND WAS TAKEN FROM AN ALTA/NSPS SURVEY PREPARED FOR PIVOTAL GP HOLDING, LLC DATED APRIL 30TH, LAST REVISED 1/10/25.
5. SITE IS CURRENTLY UNDER CONSTRUCTION; NO EXISTING IMPROVEMENTS ARE BEING SHOWN.
6. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM, AND REFERENCED MAPS AS NOTED.

REFERENCES:

P.N. 11770
D.B. 4551 PG. 841
D.B. 620 PG. 841
D.B. 409 PG. 376
D.B. F 32 PG. 404
S.H.P. 6.222058
RIVERS DRAWING E-390-ALT
RIVERS DRAWING Z-376
RIVERS DRAWING W-1438
RIVERS DRAWING W-750



CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 620 PAGE 841 OR AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THIS MAP IS EXEMPT FROM GS 47-30 PER GS 47-30 (J); WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17TH DAY OF JULY, 2025.
SIGNED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262

REVISIONS:

ANNEXATION MAP FOR BELLS FORK VILLAGE

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER BELLS FORK VILLAGE, LLC
ADDRESS 9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OH 45069
PHONE 513-964-1160



NC License: F-0334

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27856
(252) 752-4135

SURVEYED RB/JP
APPROVED JMW
DRAWN KB
DATE 7/17/25
CHECKED PH
SCALE 1" = 50'

MAP NO.

PLATS RECORDED

BOOK

PAGE

ROSE'S GYM. TRAINING CTR. - LOTS 8 & 9
COVENGTON DOWNE SUB. - LOT 8, BLOCK F
CHILDREN'S MONTESSORI SCHOOL - LOT 1
COVENGTON DOWNE SUB. - PH II, LOT 3C
COVENGTON DOWNE - LOT 6, BLOCK F

44
52
54
68
79

132
126
21
39
20

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE, N.C.

EFFECTIVE DATE

ORDINANCE NO.

5.753 AC.
AREA

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

P:\LANDDEV\PIVOTAL-BELLS_FORK_ILUG-2023\153\REV\DWG-2722-ANNEXATION.DWG - LAYOUT - 7/17/2025 4:10:46 PM - PATRICK HARTMAN



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Ordinance to annex Christ Hope Church, LLC involving 14.35 acres located along the eastern right-of-way of Charles Boulevard and south of Thackery Road

Explanation: A. SCHEDULE

1. Advertising date: August 30, 2025
2. City Council public hearing date: September 11, 2025
3. Effective date: September 11, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 14.35
4. Voting District: 4
5. Township: Winterville
6. Zoning: O (Office)
7. Existing land use: Vacant
8. Anticipated land use: 25,000+/- square feet for a place of worship
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 3
12. Present tax value: \$358,750
13. Estimated tax value: \$0

Fiscal Note: This property is tax-exempt because it is a place of worship.

Recommendation: City staff recommends approval of the attached ordinance to annex Christ Hope Church, LLC property.

ATTACHMENTS

- ☐ **Ordinance Christ Hope Church_ LLC Annexation.DOC**
- ☐ **Christ Hope Church 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 11th day of September, 2025, after due notice by publication in The Daily Reflector on the 30th day of August, 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:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Christ Hope Church, LLC”, involving 14.35 acres.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located along the eastern right-of-way of Charles Boulevard and south of Thackery Road.

GENERAL DESCRIPTION:

Beginning at a point in the southern right-of-way of NC Hwy 43 (Charles Blvd) and Thackery Rd, thence S15°28’37”E a distance of 758.34 feet to an existing iron stake in the eastern right-of-way of NC Hwy 43 (S. Charles Blvd.), being a common property corner of Christ Hope Church (D.B. 4519 Page 68) and MVJ Properties, LLC. (D.B. 2772 Page 35), and also being the POINT AND PLACE OF BEGINNING, thence leaving the eastern right-of-way of S. Charles Blvd. S83°36’20”E a distance of 322.29 feet to an existing iron pipe, thence S15°28’37”E a distance of 53.88 feet to an existing iron pipe, thence S83°36’20”E a distance of 1,109.68 feet to an existing iron pipe, thence along a curve to the left, having a radius of 525.00 feet, a chord bearing of S8°03’20”E a chord distance of 51.63 feet to an existing iron pipe, thence N83°36’20”W a distance of 208.72 feet to an existing iron pipe, thence S15°28’37”E a distance of 484.90 feet to an existing iron pipe, thence N83°36’20”W a distance of 532.14 feet to an existing iron pipe, thence S6°23’40”W a distance of 80.00 feet to an existing iron pipe, thence N83°36’20”W a

distance of 50.00 feet to an existing iron pipe, thence N6°23'40"E a distance of 80.00 feet to an existing iron pipe, thence N83°36'20"W a distance of 87.00 feet to an existing iron pipe, thence N78°33'48"W a distance of 569.21 feet to an existing iron pipe in the eastern right-of-way of S. Charles Blvd., thence continuing along the right-of-way of S. Charles Blvd. N15°28'37"W a distance of 538.75 feet to an existing iron pipe, also being the POINT AND PLACE OF BEGINNING, containing 14.35 acres (625,075.34 square feet), more or less.

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

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

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

Section 5. This annexation shall take effect from and after the 11th day of September, 2025.

ADOPTED this 11th day of September, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

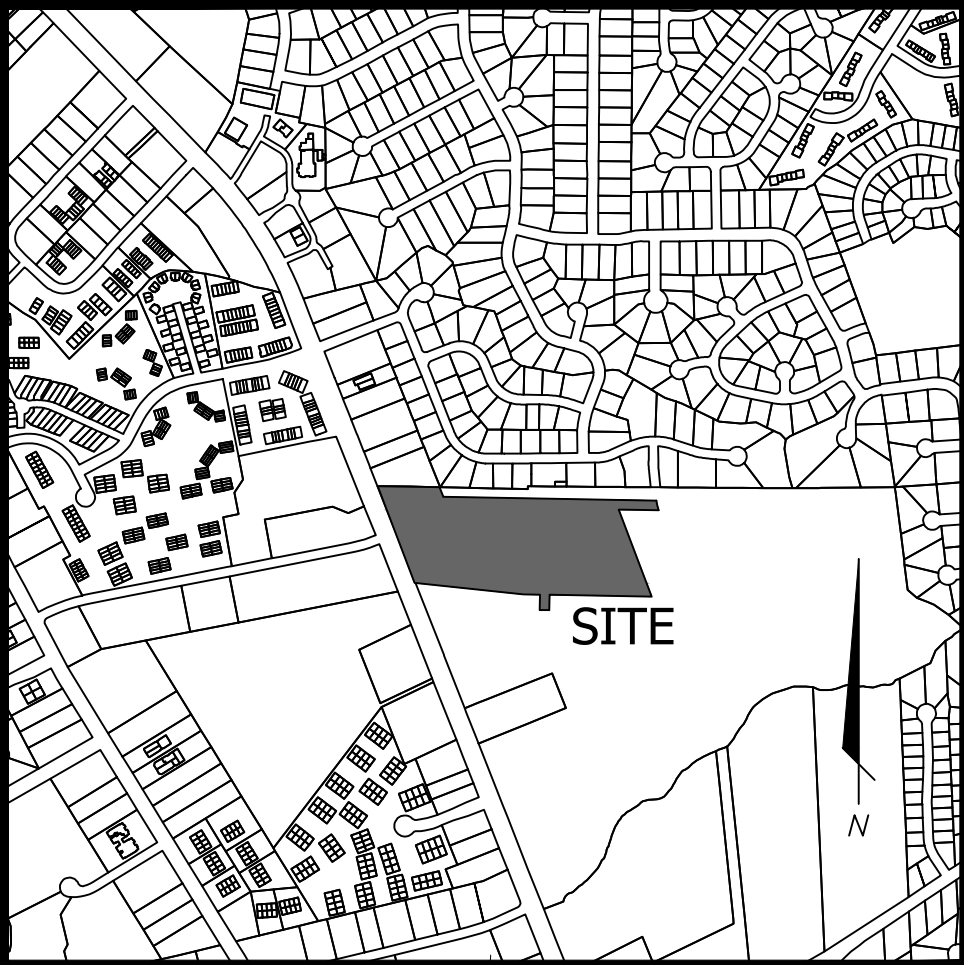
NORTH CAROLINA
PITT COUNTY

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: _____
1207473



VICINITY MAP (1"=1000')

LEGEND

---	NEW CITY LIMITS
---	ADJOINER LINE
---	RIGHT-OF-WAY LINE
---	EXISTING CITY LIMITS
○	EIP ○ EXISTING IRON PIPE
○	EIS ○ EXISTING IRON STAKE


ABBREVIATIONS

PIN	PARCEL IDENTIFICATION NUMBER
REID	REAL ESTATE IDENTIFICATION
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
AC.	ACRES
SQ.FT	SQUARE FEET

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND WAS TAKEN FROM A BOUNDARY SURVEY PREPARED FOR CHRIST HOPE CHURCH, LLC BY BALDWIN DESIGN CONSULTANTS, PA DATED 5/1/2024, RECORDED IN MAP BOOK 92, PAGE 11 OF THE PITT COUNTY REGISTRY.
5. FOR CLARITY, NO EXISTING IMPROVEMENTS ARE BEING SHOWN.
6. EXISTING CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.

REVISIONS:

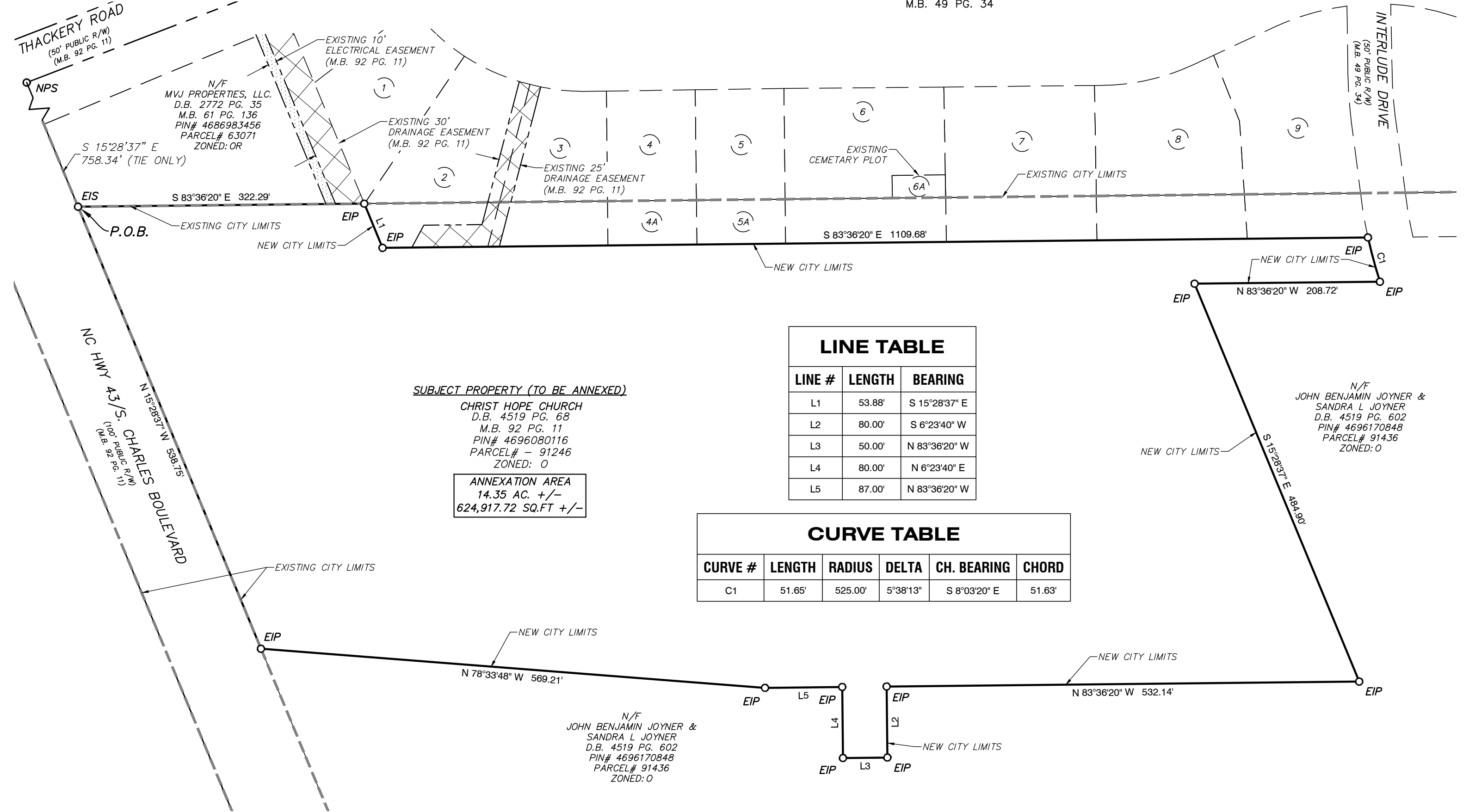
ANNEXATION MAP FOR CHRIST HOPE CHURCH, LLC. CITY OF GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA	
OWNER ADDRESS PHONE	CHRIST HOPE CHURCH, LLC PO BOX 3482 GREENVILLE, NC 27836
 <div>NC License: F-9334 Engineers Planners Surveyors Landscape Architects 107 East Second Street Greenville, NC 27858 (252) 752-4135 Since 1918</div>	
SURVEYED N/A	APPROVED PM
DRAWN JWA	DATE 8/21/2025
CHECKED JWA	SCALE 1" = 100'

ADJOINING PARCEL INFORMATION

PARCEL	OWNER	PARCEL#	PIN#	DEED REFERENCE	PLAT REFERENCE	PARCEL	OWNER	PARCEL#	PIN#	DEED REFERENCE	PLAT REFERENCE
1	MICHAEL MCGRAW & SHANIQUA MCGRAW	68348	4686985570	D.B. 3982 PG. 271	M.B. 60 PG. 76	6A	ADCO BUILDING VENTURES, INC.	68342	4696082447	N/A	M.B. 92 PG. 63
2	MARK W SPRAGUE & THERESA H SPRAGUE	92212	4686987520	D.B. 2121 PG. 368	M.B. 60 PG. 76	7	NELSON DEAN ADAMS & JACKIE ROBERSON ADAMS	92000	4696083469	D.B. 1044 PG. 104	M.B. 92 PG. 63
3	ROBERT EDWARD COGGINS JR. & BRENDA B. COGGINS	92058	4686988448	D.B. 3800 PG. 812	M.B. 92 PG. 63	8	BOBBY J FUSSELL	92003	4696085520	D.B. 4587 PG. 624	M.B. 92 PG. 63
4	DALE KIRBY HARRIS	68345	4686988463	D.B. 4572 PG. 288	M.B. 60 PG. 76	9	AUSTIN J GANNETT & AMY CATHERINE GANNETT	92005	4696086563	D.B. 4640 PG. 487	M.B. 92 PG. 63
4A	DALE KIRBY HARRIS	91426	4686989443	D.B. 4572 PG. 288	M.B. 92 PG. 63						
5	ADIB FARHADI & MALIHA FARHADI	68344	4686989462	DC101 PG. 1895	M.B. 60 PG. 76						
5A	ADIB FARHADI & MALIHA FARHADI	91427	4696080442	D.B. 4545 PG. 639	M.B. 92 PG. 63						
6	CORY CLAYTON MCNEILL & KIMBERLY DAWN MCNEILL	92002	4696081489	D.B. 3811 PG. 482	M.B. 92 PG. 63						

REFERENCES:

D.B. 4519 PG. 68
M.B. 92 PG. 11
M.B. 61 PG. 136
M.B. 60 PG. 76
M.B. 92 PG. 63
M.B. 49 PG. 34



LINE TABLE

LINE #	LENGTH	BEARING
L1	53.88'	S 15°28'37" E
L2	80.00'	S 6°23'40" W
L3	50.00'	N 83°36'20" W
L4	80.00'	N 6°23'40" E
L5	87.00'	N 83°36'20" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	51.65'	525.00'	5°38'13"	S 8°03'20" E	51.63'



Preliminary
DO NOT USE
FOR CONSTRUCTION

RECORDED IN MAP BOOK _____ PAGE _____

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____

WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

14.35 AC.
AREA

CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, JAMES W. ATKINSON III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 45194 PAGE 68 OR AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THIS MAP IS EXEMPT FROM GS 47-30 PER GS 47-30 (J). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21st DAY OF AUGUST 2025.
Preliminary
DO NOT USE
FOR CONSTRUCTION
SIGNED _____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER _____ L-5359

C:\USERS\JALBERT\DRAWING\TEST\DWG-CHRIST HOPE CHURCH ANNEXATION PLAT.DWG - 2:27:41L CHRIST HOPE CHURCH ANNEXATION PLAT.DWG - 8/21/2025 12:06:08 PM - JAY ATKINSON



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Ordinance to annex Gateway West, LLC involving 1.5661 acres located at the northeastern corner of the intersection of Stantonsburg Road and Gateway Drive

Explanation: A. SCHEDULE

1. Advertising date: August 30, 2025
2. City Council public hearing date: September 11, 2025
3. Effective date: September 11, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.5661
4. Voting District: 1
5. Township: Arthur
6. Zoning: CG (General Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 50,000+/- square feet of hotel space
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 - 312	0

* Source: Census.gov

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 2
12. Present tax value: \$469,830
13. Estimated tax value: \$6,000,000

Fiscal Note: Estimated tax value at full development is \$6,000,000.

Recommendation: City staff recommends approval of the attached ordinance to annex Gateway West, LLC property.

ATTACHMENTS

- ☐ **Ordinance Gateway West_ LLC Annexation.DOC**
- ☐ **Gateway West, LLC 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 11th day of September, 2025, after due notice by publication in The Daily Reflector on the 30th day of August, 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:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Gateway West, LLC”, involving 1.5661 acres.

LOCATION: Situate in Arthur Township, Pitt County, North Carolina, located at the northeastern corner of the intersection of Stantonsburg Road and Gateway Drive.

GENERAL DESCRIPTION:

Beginning at a point in the eastern right of way line of Gateway Drive, said point being the southwest corner of Lot 8, Gateway West as shown in Map Book 79, Page 2 and being the property of Gateway West, LLC as described in Deed Book 2568, Page 623 and being the POINT OF BEGINNING; thence from said beginning point so established with the Gateway West, LLC line S 89°06’30” E 198.84 feet to a point at the westernmost corner of Lot 9, Gateway West as shown in Map Book 72, Page 72 and being the property of MDC NC1, LP as described in Deed Book 3746, Page 601; thence with the southwest line of said MDC NC1, LP S 46°14’44” E 215.99 feet to a point on the northern right of way line of NCSR 1200 (Stantonsburg Road) and being the southernmost corner of said Lot 9, Gateway West; thence with the northern right of way of NCSR 1200 along a clockwise curve having an interior angle of 3°31’37”, a radius of 768.51 feet, an arc length of 47.31 feet, and a chord S 51°50’50” W 47.30 feet to a point; thence continuing with the right of way of NCSR 1200 S 54°14’39” W to a point

at the northeastern intersection of the rights of way of NCSR 1200 and Gateway Drive; thence with the interior right of way of Gateway Drive the following calls: N 34°12'53" W 184.53 feet; along a clockwise curve having an interior angle of 35°06'27", a radius of 175.00 feet, an arc length of 107.23 feet, and a chord N 16°39'41" W 105.56 feet; and N 00°53'30" E 60.85 feet to the POINT OF BEGINNING containing 1.5661 acres and being the portion of Pitt County Tax Parcel 62730 lying east of Gateway Drive. This description was prepared based upon that map entitled Final Plat, Gateway West, Lot 8 dated March 31, 2015 by Bohler Engineering North Carolina, PLLC as recorded in Map Book 79, Page 2. No field survey has been performed by Ark Consulting Group, PLLC. All deeds and maps referenced in this description are located at the Pitt County Cadastre.

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

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

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

Section 5. This annexation shall take effect from and after the 11th day of September, 2025.

ADOPTED this 11th day of September, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

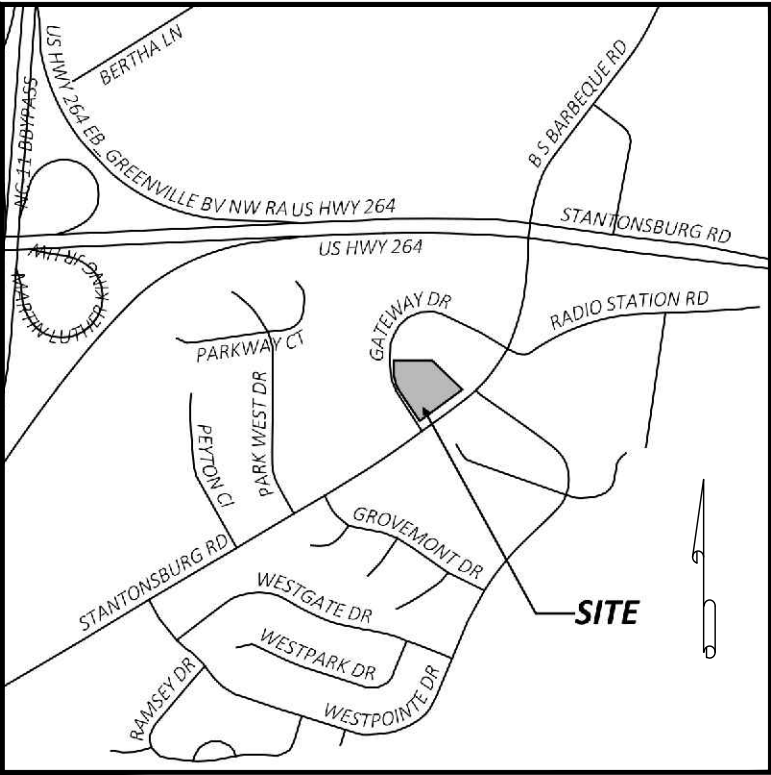
NORTH CAROLINA
PITT COUNTY

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: _____
1207474

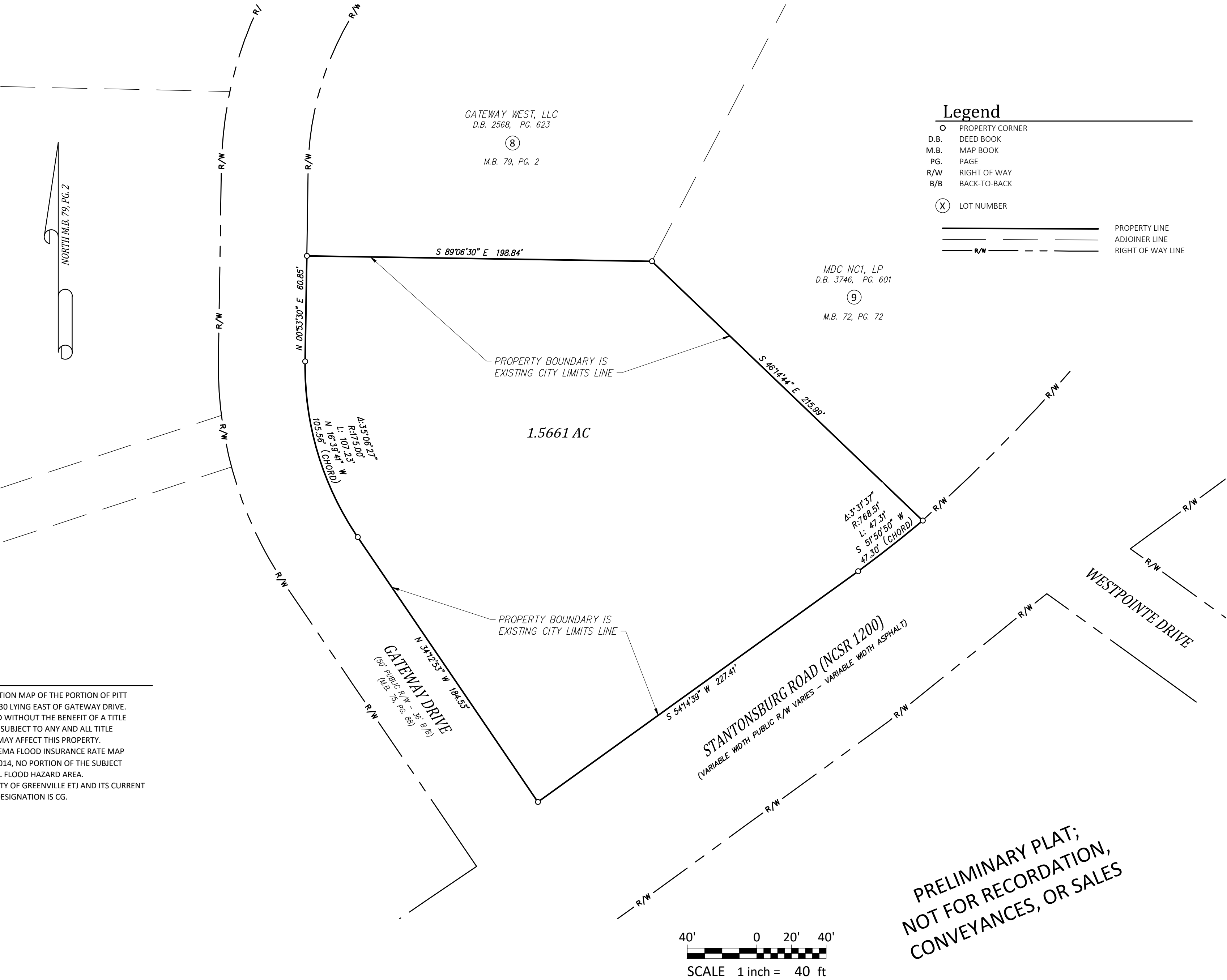


Vicinity Map
SCALE: 1" = 1,000'



Notes

1. THIS IS A COMPOSITE ANNEXATION MAP OF THE PORTION OF PITT COUNTY PARCEL NUMBER 62730 LYING EAST OF GATEWAY DRIVE.
2. THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND IS SUBJECT TO ANY AND ALL TITLE MATTERS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
3. AS SHOWN IN THE CURRENT FEMA FLOOD INSURANCE RATE MAP 3720466700K, DATED 07/07/2014, NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
4. THE TRACT LIES WITHIN THE CITY OF GREENVILLE ETJ AND ITS CURRENT CITY OF GREENVILLE ZONING DESIGNATION IS CG.



Legend

- O PROPERTY CORNER
- D.B. DEED BOOK
- M.B. MAP BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- B/B BACK-TO-BACK
- (X) LOT NUMBER
- PROPERTY LINE
- ADJOINER LINE
- RIGHT OF WAY LINE

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

DATE: _____ ORDINANCE NO. _____ AREA: 1.5661 AC
ARTHUR TOWNSHIP, PITT COUNTY, N.C.

SURVEYOR'S CERTIFICATION

I, J. DANTZLER WITHERS, CERTIFY THAT THIS MAP WAS PREPARED FROM INFORMATION SHOWN IN THE REFERENCES NOTED HEREON AND HAS NOT BEEN FIELD SURVEYED BY ARK CONSULTING GROUP, PLLC AND IS EXEMPT FROM G.S. 47-30 AS SET FORTH IN SECTION (j) THEREOF.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____, 2025.

SIGNED _____
PROFESSIONAL LAND SURVEYOR NO. L-5508

D:\ARK DROPBOX\01 - PROJECTS\ACTIVE\OVERTON\25111 - GATEWAY WEST - LOT 7\5 - SURVEY\DRAWINGS\03 - FINAL\C-1078 - GATEWAY WEST LOT 7 ANNEXATION.DWG, Layout, Don Withers, Fri, Jul 25, 2025 @ 1:05 PM

ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS
www.arkconsultinggroup.com
925-A Conference Drive Phone: (252) 558-0888
Greenville, NC 27858

SURVEYED:	APPROVED: JDW
DRAWN: JDW	DATE: 07-24-2025
CHECKED: SNS	SCALE: 1"=40'

MAP NO.	PLATS RECORDED	BOOK	PAGE
4667	ANNEXATION MAP FOR LOT 8	79	3
4667	ANNEXATION MAP FOR LOT 9	71	162
4667	ANNEXATION MAP FOR LOT 10,	73	17
	GATEWAY DR. & STANTONSBURG RD.		



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Resolution Authorizing an Application to the Federal Transit Administration for a Section 5307 FY 24 Funding Cycle Grant for Federal Operating and Capital Assistance for Greenville Area Transit (GREAT)

Explanation: Each year, the City relies upon Federal Transit Administration (FTA) funding to help support the operating and capital needs of the Greenville Area Transit (GREAT) system. Obtaining this funding requires a public hearing to receive comments on the proposed grant application and adoption of a resolution approving the grant request and authorizing the filing and execution of the application for these federal funds.

Attached for City Council consideration is a resolution authorizing the filing and execution of a federal grant application for operating and capital funds designated for the City of Greenville to assist with the operations of the GREAT system. The grant funding supports transit systems that are open to the public in areas with populations between 50,000 and 200,000. The federal funds are available to reimburse the City for 50% of the operating expenses and 80% of the preventive maintenance, ADA, and capital expenditures. The fiscal year 2024 funding allocation of \$2,474,731 is available for application.

The City Council has previously authorized the City Manager to file and execute all Section 5307 grant applications. Once City Council adopts the attached resolution, the City Manager will file and execute one application.

Fiscal Note: The total amount of the federal allocation for FY 24 is \$2,474,731. Maximum local share matching funds are estimated at \$1,422,481. State funds are also contributed towards the operation of the GREAT Transit system. It is expected that the contribution from NCDOT will be approximately \$475,000. The total City Share required would be approximately \$947,481. These funds are included in the city's FY 2026 budget. FY 24 funding will be utilized for ADA, preventative maintenance, and operating expenses.

Recommendation: Conduct a public hearing to receive comments on the proposed grant application and adopt the attached resolution approving the grant request and authorizing the filing and execution of the applications for these federal funds.

ATTACHMENTS

- ☐ [COG-#1207586-v1-Resolution_GREAT_FY24_Application.docx](#)
- ☐ [TRANSIT SYSTEM FY 24 5307 GRANT BREAKDOWN.pdf](#)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE
FEDERAL TRANSIT ADMINISTRATION FOR A SECTION 5307 FISCAL YEAR 2024
FUNDING CYCLE FEDERAL GRANT FOR OPERATING AND CAPITAL ASSISTANCE
FOR GREENVILLE AREA TRANSIT

WHEREAS, the Federal Transit Administration has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, it is required by the U. S. Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 as amended, that the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is the goal of the applicant that minority business enterprises be utilized to the fullest extent possible in connection with this project.

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

1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital, and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
2. That the City Manager is authorized to execute and file the Federal Transit Administration Annual Certifications, Assurances, Title VI Program Plan, and other documents that may be required before awarding a Federal assistance grant or cooperative agreement to the City of Greenville.
3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the intent of this Resolution.
4. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on

behalf of the City of Greenville for the fulfillment of the transactions contemplated by this Resolution, and set forth and execute affirmative minority business policies in connection with the projects.

5. That all actions and doings of officers, employees and agents of the City, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described, are in all aspects ratified, approved and confirmed.
6. Any prior resolutions or parts thereof of the Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

ADOPTED this the 11th day of September, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



Transit System FY 24 5307 Grant

Program of Projects

	Federal Share	Local Share	Total
<i>Operating (50/50 split)</i>			
Operating	\$1,071,731	\$1,071,731	\$2,143,462
<i>Capital (80/20 split)</i>			
ADA	\$375,000	\$93,750	\$468,750
Preventive Maintenance	\$500,000	\$125,000	\$625,000
Rolling Stock	\$528,000	\$132,000	\$660,000
Capital Total:	\$1,403,000	\$350,750	\$1,753,750
Grand Total	\$2,474,731	\$1,422,481	\$3,897,212
Total Local Share		\$1,422,481	
State Allocation (SMAP)		\$475,000	(approx.)
City Share		\$947,481	



City of Greenville, North Carolina

Meeting Date: 09/11/2025

<u>Title of Item:</u>	Public Hearing for Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER)
<u>Explanation:</u>	The City of Greenville is an entitlement community of the federally funded CDBG and HOME programs. Traditionally, an Annual Action Plan is due to the U.S. Department of Housing and Urban Development (HUD) in the spring outlining the projects that will begin during the fiscal year beginning July 1st. HUD mandates that the entitlement community summarize activities completed during the fiscal year and assess the effectiveness of those programs. All activities must be classified under a potential project in the 5-year Consolidated Plan. The Consolidated Annual Performance Evaluation Report (CAPER) is an overview of the City's accomplishments for the previous program year. It details funding sources, expended resources, and outcomes. The report is to be submitted to HUD by September 30, 2025.
<u>Fiscal Note:</u>	The City expended \$1,385,279.69 of CDBG funding and \$2,028,890.73 of HOME funding. Additionally, \$545,860.72 of HOME-ARPA and \$21,574.53 of CDBG-CV was expended during the 2024-2025 program year.
<u>Recommendation:</u>	Staff recommends holding the Public Hearing and authorizing submission of the CAPER to the US Department of Housing and Urban Development.

ATTACHMENTS

☐ [COG-#1207674-v1-DRAFT_2024_CAPER.pdf](#)



CITY OF GREENVILLE, NC DRAFT 2024-2025 CAPER

Public Comment Period August 12, 2025- September 11, 2025

Introduction

This document is the preliminary Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina, covering the period from July 1, 2024, to June 30, 2025. The CAPER outlines the City of Greenville's utilization of federal entitlement funds and provides demographic information on individuals served through federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the reporting period. HUD mandates that cities receiving federal housing and community development funds submit this report annually by September.

This CAPER marks the second-year assessment of achievements under Greenville's Five-Year Consolidated Plan for 2023-2027. As per the Citizen Participation Plan, there is an opportunity for public feedback on the CAPER before it is submitted to HUD.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	164	
Black or African American	523	13
Asian	1	
American Indian or American Native		
Multi	20	
Native Hawaiian or Other Pacific Islander	32	
Total	740	13
Hispanic	29	0
Not Hispanic	711	13

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG and HOME funds enabled assistance to 753 families, with the majority of beneficiaries identifying as Black or African American. The City strives to support all eligible families within its jurisdiction, offering affordable housing and community development programs that are accessible to residents of all racial and ethnic backgrounds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$886,512	\$1,385,279.69
HOME	public - federal	509,260.11	\$2,028,890.73
HOPWA		0	0
HOME ARPA		0	\$545,860.72
CDBG-CV		\$0	\$21,574.53

Table 2 - Resources Made Available

Narrative

CDBG funds were used for owner-occupied rehabilitation, non-profit support grants, and related administrative costs. HOME funds were allocated for down payment assistance, the construction of affordable rental units, new construction and related administrative expenses. CDBG-CV funds supported local non-profit organizations impacted by the pandemic.

Program income, generated from loan repayments and property sales, is reinvested into the community through various activities. In 2024, CDBG generated \$57,571.69 in program income, while HOME generated \$1,259,743.63 from loan repayments and property sales.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West Greenville	75	47.6	All CDBG and HOME programs are available citywide. Expanding income limits in West Greenville aims to increase participation in this project area. Since funding is allocated on a first-come, first-served basis, there are limitations to directing funds specifically to certain neighborhoods. However, upcoming developments will provide more opportunities in West Greenville.

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City's concentrated efforts are focused on the West Greenville Redevelopment Area, which is bounded by the Tar River to the north, Greene Street to the east, the 10th Street Connector to the south, and Memorial Drive to the west. Current activities aimed at addressing needs in this area include housing assistance through rehabilitation and down payment support. Out of eight owner-occupied homes that underwent construction, three were rehabilitated within the West Greenville Redevelopment Area. Additionally, thirteen down payment assistance subsidies supported first-time homebuyers, with seven of these subsidies used in the West Greenville neighborhood.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City enhances its efforts to address housing and community development needs by leveraging additional resources to:

1. Provide energy efficiency improvements to owner-occupied homes;
2. Offer down payment assistance to homebuyers in priority areas;
3. Support the administrative costs of program delivery;
4. Assist victims of natural disasters.

Several City-owned, vacant lots are leased to citizens and civic organizations for the creation of community gardens, which increase access to healthy, affordable food and support ongoing neighborhood revitalization.

Infrastructure improvements are underway through a grant supporting a North Carolina Housing Finance Agency tax-credit project. These initiatives are aimed at creating affordable housing for low- and moderate-income renters.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,468,730.00
2. Match contributed during current Federal fiscal year	\$375,000
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,843,730
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,843,730.00

Table 4 – Fiscal Year Summary - HOME Match Report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	1					1
Dollar Amount	\$1,205,500.00					
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing	250	233
Number of Non-Homeless households to be provided affordable housing units	352	194
Total	602	427

Table 6 – Number of Household

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	82	186
Number of households supported through Rehab of Existing Units	16	8
Number of households supported through Acquisition of Existing Units	2	0
Total	100	194

Table 7 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the 2024 program year, funds were allocated for rental development. The Arlington Trace rental project was completed this fall and it offers 180 units to support victims of domestic violence, individuals at risk of homelessness, and veterans. These units will remain affordable for families earning up to 60% of the county's area median income. Additionally, six new affordable homes were added to Lincoln Park this year, further expanding the community's capacity. New projects for rental housing will be underway during 2025 plan year. The rehabilitation of existing units continues to be a reliable way to provide affordable housing in the community. The budget will also include potential property acquisitions to expand our impact in Lincoln Park. Both of these new affordable housing projects are expected to be realized in the upcoming program year.

Discuss how these outcomes will impact future annual action plans.

Although not all outcomes were achieved, the planning process is ongoing in an effort to meet expectations during the 5-year planning period. The construction of new rental units is expected to progress in the upcoming program year, along with the development of new homes in the 45-block area.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	385	
Low-income	185	1
Moderate-income	170	12
Total	740	13

Table 8 – Number of Households Served

The City is committed to ensuring that at least 70% of funds benefit low- and moderate-income individuals and families. During the 2024 program year, approximately 100% of all beneficiaries were within these income categories.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

The City of Greenville effectively reduced the risk of homelessness by providing sub-recipient grants to the Community Crossroads Center, which utilized the funds to assess residents' housing needs.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The partnership between the City and Community Crossroads, facilitated through the sub-recipient program, is the most effective way to assess and address the needs of homeless individuals. The VI-SPDT assessment helps determine the severity and type of needs that must be addressed. Funding for the administration of this assessment is partially covered by CDBG.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In Pitt County, four public housing authority agencies manage housing units: the Greenville Housing Authority oversees 714 units; the Mid-East Commission manages 135 units across three towns; the Farmville Housing Authority oversees 174 units; and the Ayden Housing Authority manages 175 units. Each of these public housing authorities receives federal funding to modernize and repair their public housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In 2024-2025, the City of Greenville Neighborhood & Business Services Department's Community Development Division maintained its partnership with the Greenville Housing Development Corporation, a non-profit affiliate of the Greenville Housing Authority, to provide homebuyer education and counseling services.

Actions taken to provide assistance to troubled PHAs

None of the public housing authorities in Pitt County have been classified as "troubled" agencies or shown signs of poor performance.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The Community Development Division conducts annual formal monitoring of its CDBG and HOME grant programs. These monitoring visits include reviewing programmatic procedures to ensure compliance with the regulations outlined in the Code of Federal Regulations and the scope of work defined in the Subrecipient Agreement. General financial and accounting procedures are also evaluated in accordance with applicable Office of Management and Budget circulars.

If any findings or concerns arise during monitoring, technical assistance is provided to help the agency address the deficiencies. Persistent issues may lead to the suspension of fund reimbursement and could jeopardize future funding opportunities for the subrecipient.

The City of Greenville ensures that all monitoring letters specify deadlines for responses and outline the corrective actions required. The City will impose sanctions if these corrective actions are not completed within the given timeframe. Additionally, staff coordinates a quarterly monitoring schedule.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The "Notice of Availability" for the CAPER review and public comments was published in the local newspaper on August 16, 2025.

The CAPER was available for review for a minimum of 15 days. Additionally, the "Notice of Public Hearing" for public comments was published in "The Daily Reflector" on August 16 and

August 23, 2025. The public hearing is scheduled to take place at the City Council meeting on September 11, 2025. The notice also specified where copies of the CAPER could be accessed.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME 92.351(b)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Program income is reinvested into the community through owner-occupied rehabilitation projects.



City of Greenville, North Carolina

Meeting Date: 09/11/2025

Title of Item: Resolution Authorizing Condemnation and Acquisitions of Certain Property for the Corey Road Regional Detention and Stream Restoration Project

Explanation: The City of Greenville's Fork Swamp Watershed Master Plan identified the need to improve flood conditions both at Corey Road and further upstream in the Trafalgar and Windsor neighborhoods. Based on the analysis included with the Watershed Master Plan, the existing twin 13' x 4.5' CMP arches do pass the desired 25-year storm criteria; however, areas upstream of the existing Corey Road culverts continue to experience flooding issues.

Once the need was established, the City applied for and received grant funding through the North Carolina Division of Water Infrastructure for \$5,000,000 in American Rescue Plan (ARPA) funds to assist with the completion of the project. Among the list of requirements associated with this funding were several milestones which must be maintained. Most notably, the requirement that all funding must be dispersed and used by December 31, 2026, the project must be completed in its entirety.

To address the flooding issues east of Corey Road, the Watershed Master Plan calls for the reduction of the existing tailwater and an increase in the capacity of the stormwater crossing Corey Road. To facilitate this, the design build team headed by TA Loving has recommended installation of twin 66-inch by 51-inch arched CMP. These new culverts, in addition to the creation of a wetland/pond on the western side of Corey Road, would greatly reduce the severity and frequency of flooding in the Trafalgar and Windsor neighborhoods. Likewise, completion of the project will allow for other improvements further upstream to continue to improve drainage conditions in the area.

The primary property owner was engaged early in the design process, with good faith design accommodations made wherever possible, to allow for future development of the property around the proposed pond. However, as the project has progressed, as the primary property owner, Corey Road Development's willingness to participate appears to have diminished. At this point, the deadline for when construction must begin in order to complete the project within the allotted grant timeframe without significant risk of losing grant funding is quickly approaching.

Condemnation and acquisition of easements on this requested parcel will allow the project to proceed with construction to adhere to grant requirements. To date,

the City has spent \$1,083,597.78 on this project. Unless this project is completed within the grant timeline, the City will not be eligible for reimbursement of those funds.

PARCEL NUMBER	STREET ADDRESS	Owner Name	Owner Address	City State Zip	Deed Book	Deed Page	Appraised Value
25822	4616 Corey Rd	Corey Road Development LLC	401 W First St	Greenville NC 27834	4071	402	\$50,000

Authorization by Council to proceed with an action for condemnation will not prohibit TELICS from continuing to attempt to reach settlement with the property owners.

Fiscal Note:

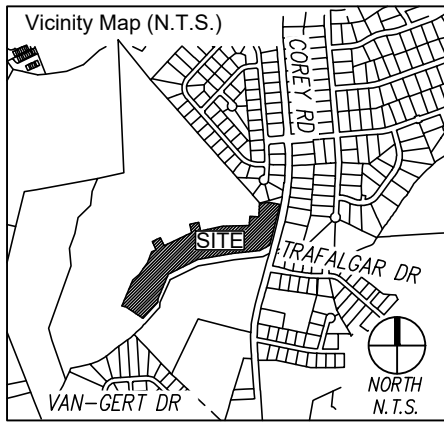
At minimum, the City will expend funds as cited above in the table to acquire needed property and upon the filing of the complaint, the amount estimated by the City to be just compensation for the condemnation will be deposited with the court. In addition, there will be legal expenses incurred as these actions proceed.

Recommendation:

Approve the attached resolution authorizing condemnation of easements on certain property, specifically, Parcel Number 25822, owned by the individual(s) or entities listed above for the Corey Road Regional Detention and Stream Restoration Project.

ATTACHMENTS

- ☐ [G24071_Esmt_06_250722_signed Corey Rd Development LLC.pdf](#)
- ☐ [Corey Rd Condemnation Resolution.pdf](#)



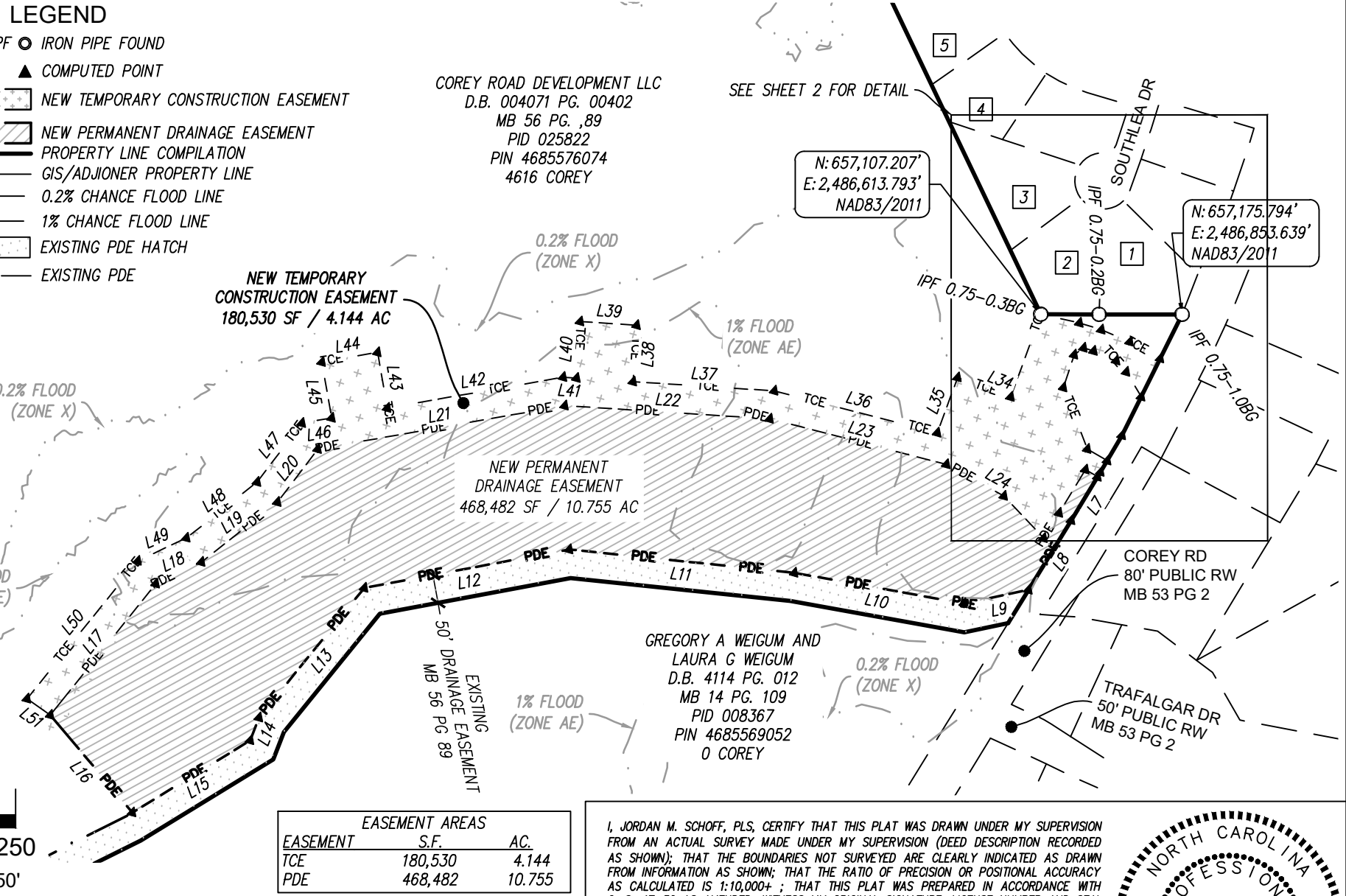
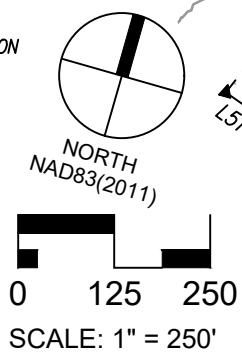
LEGEND

IPF ○ IRON PIPE FOUND
▲ COMPUTED POINT

TCE	NEW TEMPORARY CONSTRUCTION EASEMENT
TCE PDE	NEW PERMANENT DRAINAGE EASEMENT
PDE	PROPERTY LINE COMPILATION
---	GIS/ADJONER PROPERTY LINE
---	0.2% CHANCE FLOOD LINE
---	1% CHANCE FLOOD LINE
---	EXISTING PDE HATCH
---	EXISTING PDE

GENERAL NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED). THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM A PROJECT LOCATION OF N:656596.883 E:2486775.151, AN ELEVATION OF 55.994, USING A COMBINED FACTOR OF 0.99989037.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- AREAS COMPUTED USING THE COORDINATE METHOD.
- THE EASEMENT AREA IS LOCATED WITHIN A FLOODPLAIN PER MAP 3720468500K DATED 07/07/2014. www.rfris.nc.gov
- HORIZONTAL DATUM IS NAD 83 (2011) BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON
- SEE SHEET 2 FOR LINE TABLES AND ADJACENT PROPERTY OWNERS.

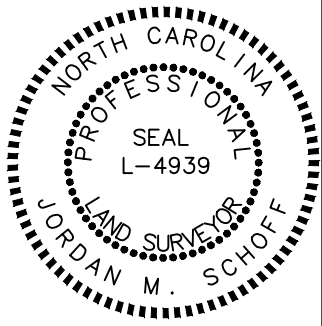


EASEMENT AREAS		
EASEMENT	S.F.	AC.
TCE	180,530	4.144
PDE	468,482	10.755

I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22nd DAY OF JULY, A.D., 2025.

(c)4. THAT THE SURVEY IS A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED G.S. 62.-3.

DocuSigned by:
Jordan M. Schoff
JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939



STEWART

5410 Old Poole Rd
Raleigh, NC 27610
T 919.380.8750

Firm License #: F-1536
www.stewartinc.com
Project #: G24071

COREY ROAD DETENTION DESIGN
ACROSS THE PROPERTY OF:
COREY ROAD DEVELOPMENT LLC
PID 025822 - PIN 4685576074
4616 COREY ROAD
WINTERVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

Project No:	G24071	Ref No:	ESMT-06
Scale:	1" = 250'	Date:	07/22/2025
Drawn By:	NMH	Revision:	
Checked By:	JMS	Drawing No.	1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°26'29"W	87.02'
L2	S10°26'29"W	75.44'
L3	S10°26'29"W	76.36'
L4	S14°20'22"W	51.58'
L5	S14°20'22"W	23.42'
L6	S15°20'16"W	9.83'
L7	S15°20'16"W	89.96'
L8	S15°33'01"W	144.15'
L9	S62°05'07"W	116.89'
L10	S84°16'27"W	304.34'
L11	S79°57'27"W	399.80'
L12	S63°24'07"W	368.64'
L13	S23°03'47"W	295.16'
L14	S05°14'57"W	43.11'
L15	S42°32'57"W	244.30'
L16	N56°01'45"W	225.20'
L17	N22°48'22"E	297.60'
L18	N48°38'25"E	89.32'
L19	N35°43'36"E	171.14'
L20	N21°15'41"E	117.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N64°03'02"E	443.04'
L22	N77°43'30"E	363.27'
L23	N88°27'33"E	322.39'
L24	S77°10'04"E	115.72'
L25	S59°16'32"E	102.42'
L26	N15°33'01"E	52.25'
L27	N15°20'27"E	89.43'
L28	S75°46'33"E	25.00'
L29	N77°21'00"W	61.32'
L30	N82°44'29"W	54.48'
L31	N88°49'05"W	40.66'
L32	S86°34'24"W	69.66'
L33	S04°07'18"W	155.48'
L34	N85°52'42"W	100.00'
L35	S04°07'18"W	104.01'
L36	S88°27'33"W	297.41'
L37	S77°43'30"W	250.23'
L38	N12°16'30"W	100.00'
L39	S77°43'30"W	100.00'
L40	S12°16'30"E	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S77°43'30"W	23.74'
L42	S64°03'02"W	315.43'
L43	N25°56'58"W	100.00'
L44	S64°03'02"W	100.00'
L45	S25°56'58"E	100.00'
L46	S64°03'02"W	53.20'
L47	S21°15'41"W	130.92'
L48	S35°43'36"W	159.13'
L49	S48°38'25"W	95.13'
L50	S22°48'22"W	312.52'
L51	S71°08'30"E	50.12'
L52	N75°48'16"W	40.50'
L53	N37°21'48"W	116.92'
L54	N02°27'43"E	61.02'
L55	N37°53'09"E	20.50'
L56	S88°49'05"E	18.47'
L57	S82°44'29"E	43.50'
L58	S57°45'34"E	26.79'
L59	S47°02'49"E	51.02'

ADJACENT PROPERTY OWNER

1.

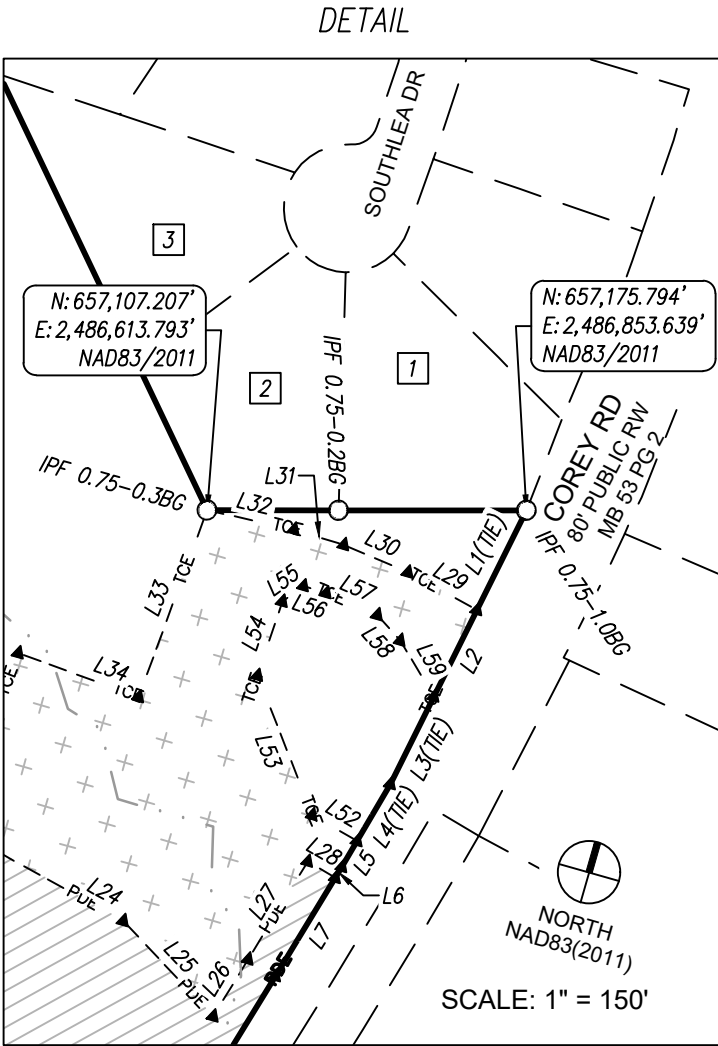
COURTNEY HENDRICKS,
CLAYTON HENDRICKS
D.B. 004551 PG.494
MB. 66 PG. 112
PID 073484
PIN 4685677245
4709 SOUTHLEA DR
2.

WOODROW ROACH AND
AUGUSTINA ROACH
D.B. 2753 PG. 780
MB. 66 PG. 112
PID 073485
PIN 4685676234
4708 SOUTHLEA DR
3.

SHAWN D JEFFRIES AND
KRISTIN W JEFFRIES
D.B. 2692 PG. 520
MB. 66 PG. 112
PID 073486
PIN 4685675332
4704 SOUTHLEA DR
4.

PAUL F JAMES AND
REBECCA H JAMES
MB.B. 2361 PG. 129
MB. 66 PG. 112
PID 073488
PIN 4685674427
4305 SOUTHLEA DR
5.

PERKINS IRVIN LAMONZE SR
D.B. 3811 PG. 464
MB. 66 PG. 112
PID 073489
PIN 4685673535
4309 SOUTHLEA DR

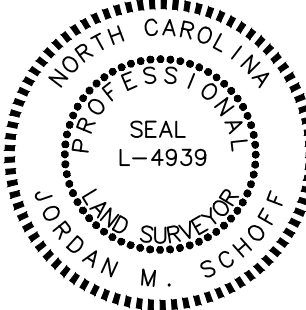


I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF JULY, A.D., 2025.

(c)4. THAT THE SURVEY IS A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED G.S. 62.-3.

DocuSigned by:

Jordan M. Schoff
JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939





STEWART

5410 Old Poole Rd
Raleigh, NC 27610
T 919.380.8750

Firm License #: F-1536
www.stewartinc.com
Project #: G24071

COREY ROAD DETENTION DESIGN
ACROSS THE PROPERTY OF:
COREY ROAD DEVELOPMENT LLC
PID 025822 - PIN 4685576074
4616 COREY ROAD

WINTERVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

Project No:	G24071	Ref No:	ESMT-06
Scale:	1" = 250'	Date:	07/22/2025
Drawn By:	NMH	Revision:	
Checked By:	JMS	Drawing No.	2 of 2

RESOLUTION NO. _____
RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTY
OF COREY ROAD DEVELOPMENT LLC

WHEREAS, the City Council of the City of Greenville hereby determines that it is necessary and in the public interest to acquire certain property under the ownership of Corey Road Development, LLC, for the public purpose described below; and

WHEREAS, the proper officials or representatives of the City of Greenville have been unable to acquire the necessary property by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE THAT:

1. The City Council determines the acquisition of the below described property is for the public purpose of completing the Corey Road Detention and Stream Restoration Project.
2. The City Council authorizes the City Attorney (including an attorney retained by the City) to acquire by condemnation, for the purposes stated herein, a permanent utility easement totaling 10.75 acres on Parcel 25822, located at 4616 Corey Rd, Winterville, NC, 28590, more particularly described as follows:

PERMANENT DRAINAGE EASEMENT

Commencing at an iron pipe found the common corner with Courtney Hendricks and Clayton Hendricks (DB 4551, Pg. 494) Located on the Northwestern Public Right of Way of Corey Road Having NC Grid Coordinates (NAD83/2011) of North 657,175.794 East 2,485,853.639; Thence along said Right of Way of along a tie line the following six (6) calls:

1. S10°26'29"W 87.02 FEET TO COMPUTED POINT
2. S10°26'29"W 75.44 FEET TO COMPUTED POINT
3. S10°26'29"W 76.36 FEET TO COMPUTED POINT
4. S14°20'22"W 51.58 FEET TO COMPUTED POINT
5. S14°20'22"W 23.42 FEET TO COMPUTED POINT
6. S15°20'16"W 9.83 FEET TO COMPUTED POINT, THE TRUE POINT OF BEGINNING (P.O.B.);

Thence from the P.O.B. along said right of way two (2) calls:

7. S15°20'16"W 89.96 FEET TO COMPUTED POINT
8. S15°33'01"W 144.15 FEET TO COMPUTED POINT LOCATED ON THE EXISTING 50' DRAINAGE EASEMENT (MB 56, PG. 89);

Thence along the existing easement the following seven (7) calls:

1. S62°05'07"W 116.89 FEET TO COMPUTED POINT
2. S84°16'27"W 304.34 FEET TO COMPUTED POINT
3. S79°57'27"W 399.80 FEET TO COMPUTED POINT
4. S63°24'07"W 368.64 FEET TO COMPUTED POINT
5. S23°03'47"W 295.16 FEET TO COMPUTED POINT

6. S05°14'57"W 43.11 FEET TO COMPUTED POINT
 7. S42°32'57"W 244.30 FEET TO COMPUTED POINT,
- Thence leaving the existing easement the following thirteen (13) calls:

1. N56°01'45"W 225.20 FEET TO COMPUTED POINT
2. N22°48'22"E 297.60 FEET TO COMPUTED POINT
3. N48°38'25"E 89.32 FEET TO COMPUTED POINT
4. N35°43'36"E 171.14 FEET TO COMPUTED POINT
5. N21°15'41"E 117.67 FEET TO COMPUTED POINT
6. N64°03'02"E 443.04 FEET TO COMPUTED POINT
7. N77°43'30"E 363.27 FEET TO COMPUTED POINT
8. N88°27'33"E 322.39 FEET TO COMPUTED POINT
9. S77°10'04"E 115.72 FEET TO COMPUTED POINT
10. S59°16'32"E 102.42 FEET TO COMPUTED POINT
11. N15°33'01"E 52.25 FEET TO COMPUTED POINT
12. N15°20'27"E 89.43 FEET TO COMPUTED POINT
13. S75°46'33"E 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 468,482 SQUARE FEET OR 10.755 ACRES AS SHOWN ON THE ATTACHED EXHIBIT.

3. The City Council authorizes the City Attorney (including an attorney retained by the City) to acquire by condemnation, for the purposes stated herein, a temporary construction easement totaling 4.14 acres on Parcel 25822, located at 4616 Corey Rd, Winterville, NC, 28590, more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT

Commencing at an Iron Pipe found the common corner with Courtney Hendriks and Clayton Hendricks (DB 4551, Pg. 494) Located on the Northwestern public Right of Way of Corey Road having NC Grid Coordinates (NAD83/2011) of North 657,175.794 East 2,486,853.639; Thence along said Right of Way of along a tie line S10°26'29"W 87.02 feet to computed point, the true point of beginning (P.O.B.); Thence from the P.O.B. leaving said right of way the following thirty-five (35) calls:

1. N77°21'00"W 61.32 FEET TO COMPUTED POINT
2. N82°44'29"W 54.48 FEET TO COMPUTED POINT
3. N88°49'05"W 40.66 FEET TO COMPUTED POINT
4. S86°34'24"W 69.66 FEET TO COMPUTED POINT
5. S04°07'18"W 155.48 FEET TO COMPUTED POINT
6. N85°52'42"W 100.00 FEET TO COMPUTED POINT
7. S04°07'18"W 104.01 FEET TO COMPUTED POINT
8. S88°27'33"W 297.41 FEET TO COMPUTED POINT
9. S77°43'30"W 250.23 FEET TO COMPUTED POINT
10. N12°16'30"W 100.00 FEET TO COMPUTED POINT
11. S77°43'30"W 100.00 FEET TO COMPUTED POINT
12. S12°16'30"E 100.00 FEET TO COMPUTED POINT
13. S77°43'30"W 23.74 FEET TO COMPUTED POINT
14. S64°03'02"W 315.43 FEET TO COMPUTED POINT
15. N25°56'58"W 100.00 FEET TO COMPUTED POINT
16. S64°03'02"W 100.00 FEET TO COMPUTED POINT

17. S25°56'58"E 100.00 FEET TO COMPUTED POINT
18. S64°03'02"W 53.20 FEET TO COMPUTED POINT
19. S21°15'41"W 130.92 FEET TO COMPUTED POINT
20. S35°43'36"W 159.13 FEET TO COMPUTED POINT
21. S48°38'25"W 95.13 FEET TO COMPUTED POINT
22. S22°48'22"W 312.52 FEET TO COMPUTED POINT
23. S71°08'30"E 50.12 FEET TO COMPUTED POINT
24. N22°48'22"E 297.60 FEET TO COMPUTED POINT
25. N48°38'25"E 89.32 FEET TO COMPUTED POINT
26. N35°43'36"E 171.14 FEET TO COMPUTED POINT
27. N21°15'41"E 117.67 FEET TO COMPUTED POINT
28. N64°03'02"E 443.04 FEET TO COMPUTED POINT
29. N77°43'30"E 363.27 FEET TO COMPUTED POINT
30. N88°27'33"E 322.39 FEET TO COMPUTED POINT
31. S77°10'04"E 115.72 FEET TO COMPUTED POINT
32. S59°16'32"E 102.42 FEET TO COMPUTED POINT
33. N15°33'01"E 52.25 FEET TO COMPUTED POINT
34. N15°20'27"E 89.43 FEET TO COMPUTED POINT
35. S75°46'33"E 25.00 FEET TO COMPUTED POINT LOCATED ON THE
NORTHWESTERN PUBLIC RIGHT OF WAY OF COREY ROAD,
Thence along said right of way the following two (2) calls:
 1. N15°20'16"E 9.83 FEET TO COMPUTED POINT
 2. N14°20'22"E 23.42 FEET TO COMPUTED POINT,
Thence leaving said right of way the following eight (8) calls:
 1. N75°48'16"W 40.50 FEET TO COMPUTED POINT
 2. N37°21'48"W 116.92 FEET TO COMPUTED POINT
 3. N02°27'43"E 61.02 FEET TO COMPUTED POINT
 4. N37°53'09"E 20.50 FEET TO COMPUTED POINT
 5. S88°49'05"E 18.47 FEET TO COMPUTED POINT
 6. S82°44'29"E 43.50 FEET TO COMPUTED POINT
 7. S57°45'34"E 26.79 FEET TO COMPUTED POINT
 8. S47°02'49"E 51.02 FEET TO COMPUTED POINT LOCATED ON THE
NORTHWESTERN PUBLIC RIGHT OF WAY OF COREY ROAD,
THENCE ALONG SAID RIGHT OF WAY N10°26'29"E 75.44 FEET TO THE POINT
OF BEGINNING, CONTAINING 180,530 SQUARE FEET OR 4.144 ACRES AS
SHOWN ON THE ATTACHED EXHIBIT.

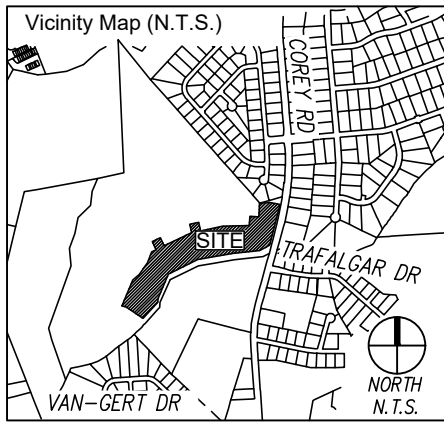
4. The necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described are hereby directed to be instituted.

Adopted this 11th day of September, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



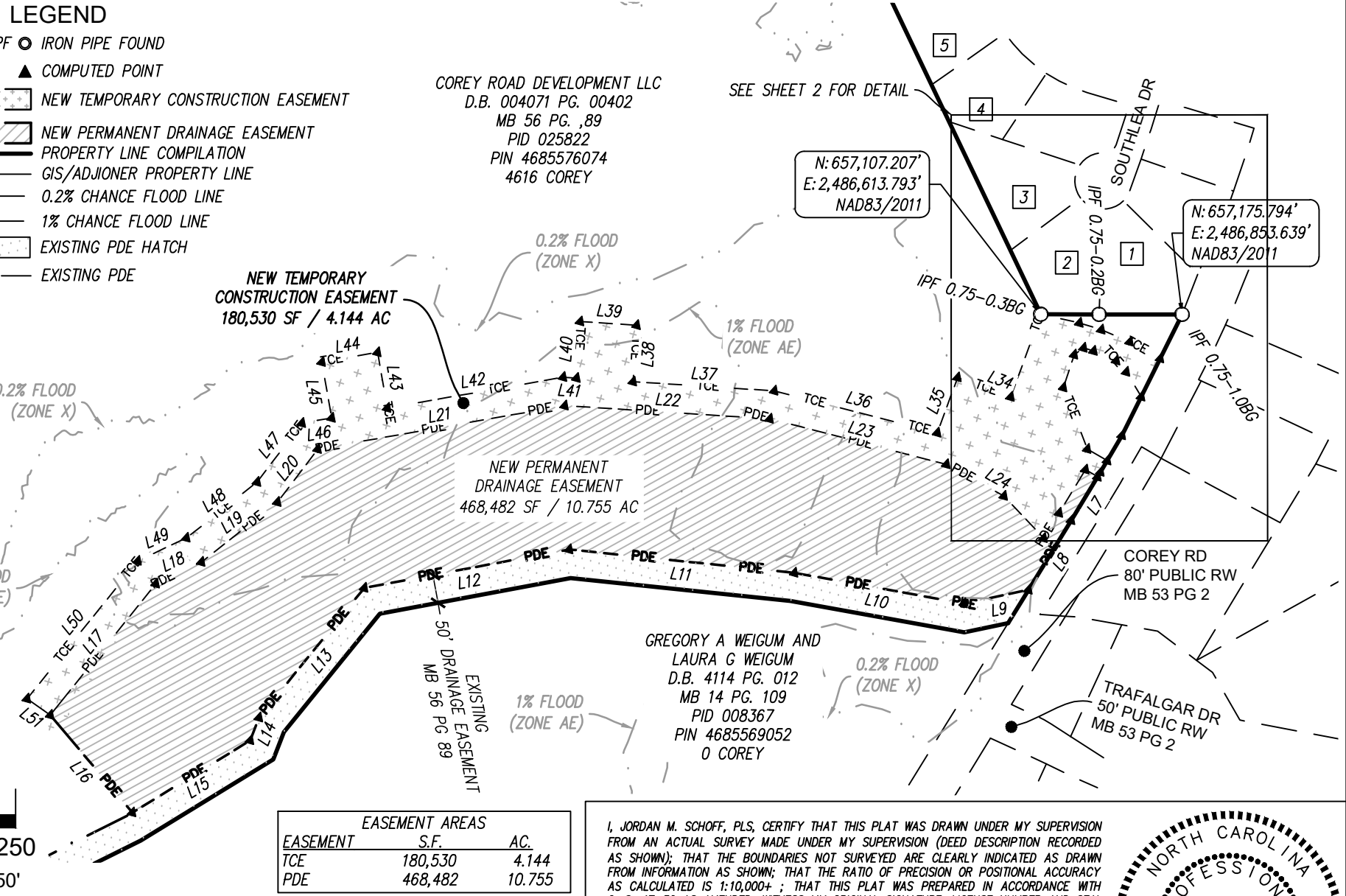
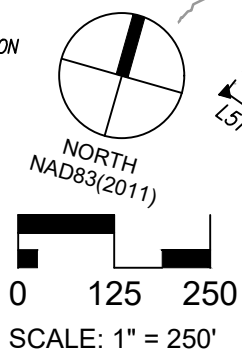
LEGEND

IPF ○ IRON PIPE FOUND
▲ COMPUTED POINT

TCE	NEW TEMPORARY CONSTRUCTION EASEMENT
TCE PDE	NEW PERMANENT DRAINAGE EASEMENT
PDE	PROPERTY LINE COMPILATION
---	GIS/ADJONER PROPERTY LINE
---	0.2% CHANCE FLOOD LINE
---	1% CHANCE FLOOD LINE
---	EXISTING PDE HATCH
---	EXISTING PDE

GENERAL NOTES

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED). THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM A PROJECT LOCATION OF N:656596.883 E:2486775.151, AN ELEVATION OF 55.994, USING A COMBINED FACTOR OF 0.99989037.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- AREAS COMPUTED USING THE COORDINATE METHOD.
- THE EASEMENT AREA IS LOCATED WITHIN A FLOODPLAIN PER MAP 3720468500K DATED 07/07/2014. www.rfris.nc.gov
- HORIZONTAL DATUM IS NAD 83 (2011) BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON
- SEE SHEET 2 FOR LINE TABLES AND ADJACENT PROPERTY OWNERS.

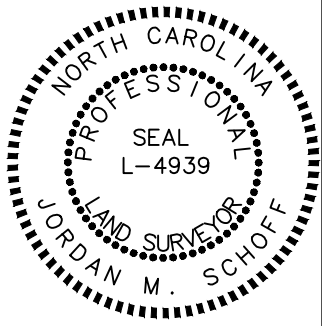


EASEMENT AREAS		
EASEMENT	S.F.	AC.
TCE	180,530	4.144
PDE	468,482	10.755

I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22nd DAY OF JULY, A.D., 2025.

(c)4. THAT THE SURVEY IS A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED G.S. 62.-3.

DocuSigned by:
Jordan M. Schoff
JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939



STEWART

5410 Old Poole Rd
Raleigh, NC 27610
T 919.380.8750

Firm License #: F-1536
www.stewartinc.com
Project #: G24071

COREY ROAD DETENTION DESIGN
ACROSS THE PROPERTY OF:
COREY ROAD DEVELOPMENT LLC
PID 025822 - PIN 4685576074
4616 COREY ROAD
WINTERVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

Project No:	G24071	Ref No:	ESMT-06
Scale:	1" = 250'	Date:	07/22/2025
Drawn By:	NMH	Revision:	
Checked By:	JMS	Drawing No.	1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°26'29"W	87.02'
L2	S10°26'29"W	75.44'
L3	S10°26'29"W	76.36'
L4	S14°20'22"W	51.58'
L5	S14°20'22"W	23.42'
L6	S15°20'16"W	9.83'
L7	S15°20'16"W	89.96'
L8	S15°33'01"W	144.15'
L9	S62°05'07"W	116.89'
L10	S84°16'27"W	304.34'
L11	S79°57'27"W	399.80'
L12	S63°24'07"W	368.64'
L13	S23°03'47"W	295.16'
L14	S05°14'57"W	43.11'
L15	S42°32'57"W	244.30'
L16	N56°01'45"W	225.20'
L17	N22°48'22"E	297.60'
L18	N48°38'25"E	89.32'
L19	N35°43'36"E	171.14'
L20	N21°15'41"E	117.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N64°03'02"E	443.04'
L22	N77°43'30"E	363.27'
L23	N88°27'33"E	322.39'
L24	S77°10'04"E	115.72'
L25	S59°16'32"E	102.42'
L26	N15°33'01"E	52.25'
L27	N15°20'27"E	89.43'
L28	S75°46'33"E	25.00'
L29	N77°21'00"W	61.32'
L30	N82°44'29"W	54.48'
L31	N88°49'05"W	40.66'
L32	S86°34'24"W	69.66'
L33	S04°07'18"W	155.48'
L34	N85°52'42"W	100.00'
L35	S04°07'18"W	104.01'
L36	S88°27'33"W	297.41'
L37	S77°43'30"W	250.23'
L38	N12°16'30"W	100.00'
L39	S77°43'30"W	100.00'
L40	S12°16'30"E	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S77°43'30"W	23.74'
L42	S64°03'02"W	315.43'
L43	N25°56'58"W	100.00'
L44	S64°03'02"W	100.00'
L45	S25°56'58"E	100.00'
L46	S64°03'02"W	53.20'
L47	S21°15'41"W	130.92'
L48	S35°43'36"W	159.13'
L49	S48°38'25"W	95.13'
L50	S22°48'22"W	312.52'
L51	S71°08'30"E	50.12'
L52	N75°48'16"W	40.50'
L53	N37°21'48"W	116.92'
L54	N02°27'43"E	61.02'
L55	N37°53'09"E	20.50'
L56	S88°49'05"E	18.47'
L57	S82°44'29"E	43.50'
L58	S57°45'34"E	26.79'
L59	S47°02'49"E	51.02'

ADJACENT PROPERTY OWNER

1.

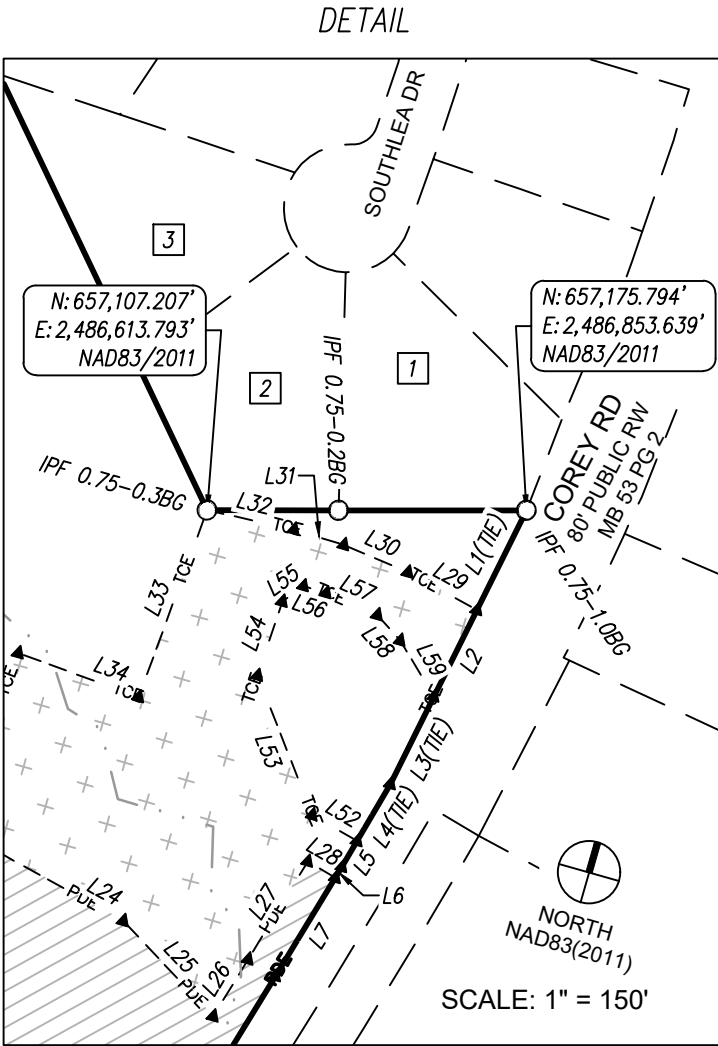
COURTNEY HENDRICKS,
CLAYTON HENDRICKS
D.B. 004551 PG.494
MB. 66 PG. 112
PID 073484
PIN 4685677245
4709 SOUTHLEA DR
2.

WOODROW ROACH AND
AUGUSTINA ROACH
D.B. 2753 PG. 780
MB. 66 PG. 112
PID 073485
PIN 4685676234
4708 SOUTHLEA DR
3.

SHAWN D JEFFRIES AND
KRISTIN W JEFFRIES
D.B. 2692 PG. 520
MB. 66 PG. 112
PID 073486
PIN 4685675332
4704 SOUTHLEA DR
4.

PAUL F JAMES AND
REBECCA H JAMES
MB.B. 2361 PG. 129
MB. 66 PG. 112
PID 073488
PIN 4685674427
4305 SOUTHLEA DR
5.

PERKINS IRVIN LAMONZE SR
D.B. 3811 PG. 464
MB. 66 PG. 112
PID 073489
PIN 4685673535
4309 SOUTHLEA DR



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Drawn By:	NMH	Revision:	
Checked By:	JMS	Drawing No.	2 of 2

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