



Agenda

Greenville City Council

January 16, 2014
7:00 PM
City Council Chambers
200 West Fifth Street

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

I. Call Meeting To Order

II. Invocation - Mayor Pro-Tem Mercer

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

- Stephen Johnston, Public Works Department Retiree

VII. Appointments

1. Appointments to Boards and Commissions
2. Appointments of City Council Members to Committees

VIII. New Business

Public Hearings

3. Ordinance to annex Lakeview Industrial Park, Lot 8, involving 2.1068 acres located west of Sapphire Court and 280+/- feet north of Diamond Drive
4. Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road

and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial)

5. Resolution to close a portion of an alley being north of 205 and 207 E. Fifth Street

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.

Other Items of Business

6. Ordinance amending Section 10-2-93 of the Greenville City Code relating to alleys in the Uptown Area
7. Town Common Forum

IX. Comments from Mayor and City Council

X. City Manager's Report

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's Boards and Commissions. Appointments are scheduled to be made to thirteen of the Boards and Commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Firefighters' Relief Fund Committee, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Planning & Zoning Commission, Police Community Relations Committee, Public Transportation & Parking Commission, Redevelopment Commission, Sheppard Memorial Library Board, and Youth Council.

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Community Appearance Commission, Environmental Advisory Commission, Firefighters' Relief Fund Committee, Greenville Bicycle and Pedestrian Commission, Historic Preservation Commission, Human Relations Council, Investment Advisory Committee, Planning & Zoning Commission, Police Community Relations Committee, Public Transportation & Parking Commission, Redevelopment Commission, Sheppard Memorial Library Board, and Youth Council.

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 [Muni_Report Appointments to Boards and Commissions 914698](#)

Appointments to Boards and Commissions

January 2014

Community Appearance Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Mark Abboud	3	First term	Resigned	April 2016

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Caroline Loop	3	First term	Resigned	April 2016

Firefighters' Relief Fund Committee

Council Liaison: Not Applicable

Name	District #	Current Term	Reappointment Status	Expiration Date
George Powell	3	Appointed by City Council	Eligible	April 2016

Greenville Bicycle and Pedestrian Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Liz Brown-Pickren	3	First term	Resigned	January 2015
Brian Glover	4	First term	Eligible	January 2014
Karen Mizelle	4	Filling unexpired term	Eligible	January 2014
Harry Stubbs	4	Filling unexpired term	Eligible	January 2014

(Greenville Bicycle and Pedestrian continued)

Titus Yancey	2	First term	Did not meet attendance requirement	January 2016
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Historic Preservation Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Jeremy Jordan	1	First term	Eligible	January 2014
Allan Kearney	5	First term	Eligible	January 2014
Sara Larkin	3	Filling unexpired term	Eligible	January 2014
Maury York	3	Unexpired term	Resigned	January 2013

Human Relations Council

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Corey Rhodes	5	First term	Resigned	September 2014

Student Representative

Name	District #	Current Term	Reappointment Status	Expiration Date
Available <i>(East Carolina University)</i>		Unexpired Term	Eligible	October 2012

Investment Advisory Committee

Council Liaison: Mayor Allen Thomas

Name	District #	Current Term	Reappointment Status	Expiration Date
David Damm	4	Second term	Ineligible	October 2013

Planning & Zoning Commission

Council Liaison: Council Member Rick Smiley

Name	District #	Current Term	Reappointment Status	Expiration Date
Kevin Burton <i>(Council Member Kandie Smith)</i>	1	First term	Resigned	May 31, 2015

Police Community Relations Committee

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Tom McCullough <i>(Council Member Max Joyner, Jr.)</i>	5	First term	Eligible	October 2013
Wayne Whipple <i>(Council Member Calvin Mercer)</i>	4	First term	Eligible	October 2013

Public Transportation & Parking Commission

Council Liaison: Council Member Richard Croskery

Name	District #	Current Term	Reappointment Status	Expiration Date
Warren Daniels	1	First	Eligible	January 2014
Dave Schwartz	4	Unexpired term	Eligible	January 2014
Rick Smiley	1	First term	Resigned	January 2016

Redevelopment Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Chris Mansfield <i>(Council Member Marion Blackburn)</i>	4	First term	Ineligible	November 2013

Sheppard Memorial Library Board

Council Liaison: Council Member Richard Croskery

Name	District #	Current Term	Reappointment Status	Expiration Date
Jan Lewis	5	Second term	Resigned	October 2016

Youth Council

Council Liaison: Mayor Pro-Tem Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
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9 Available Spots

Applicants for Community Appearance Commission

Tyler D Richardson
125 Squire Drive
Winterville, NC 28540

Application Date: 5/1/2013

Home Phone: (704) 641-1449

Business Phone:

Email: tdr0827@gmail.com

District #: 5

Applicants for Environmental Advisory Commission

None.

Applicants for Firefighters' Relief Fund Committee

None.

Applicants for Greenville Bicycle and Pedestrian Commission

Alicia Speedy
4769 A NC HWY 33 E.
Greenville, NC 27858

Application Date: 10/3/2013

District #: 3

Home Phone:
Business Phone:
Email: aliciaspeedy@gmail.com

Applicants for Historic Preservation Commission

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

Application Date: 2/20/2012

District #: 4

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

Application Date: 4/9/2012

District #: 5

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

Application Date: 6/12/2012

District #: 2

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Human Relations Council

Adam Caldwell
419 Beasley Drive Apt. T-2
Greenville, NC 27834

District #: 1

Application Date: 12/13/2013

Home Phone: (910) 604-1306
Business Phone: (910) 604-1306
Email: caldwella12@students.ecu.edu

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Application Date: 10/13/2010

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Application Date: 1/18/2012

Home Phone: (252) 561-8759
Business Phone: (252) 412-2045
Email: isaac.chemmanam@gmail.com

Scott H. Duke
2223-C Locksley Drive
Greenville, NC 27858

District #: 4

Application Date: 2/20/2012

Home Phone:
Business Phone: (252) 328-2950
Email: scotthduke@gmail.com

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Application Date: 2/23/2011

Home Phone: (252) 321-3910
Business Phone: (252) 328-2758
Email: luciera@ecu.edu

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

District #: 1

Application Date: 7/15/2010

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 412-4584
Business Phone:
Email: taft1986@yahoo.com

Applicants for Investment Advisory Committee

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Will Litchfield
310 Dupont Circle
Greenville, NC 27858

District #: 5

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 4/9/2010

Home Phone: (252) 364-2243
Business Phone: (252) 439-1100
Email:

Application Date: 6/12/2012

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Planning and Zoning Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Renee Safford-White
340 Beasley Drive, A3
Greenville, NC 27834

District #: 1

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Uriah Ward
106 Osceola Drive
Greenville, NC 27858

District #: 3

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 4/9/2012

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Application Date: 7/13/2011

Home Phone: (252) 355-7377
Business Phone: (252) 756-1002
Email: bmoore2004@netzero.com

Application Date:

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.com

Application Date: 11/1/2011

Home Phone: (252) 752-1029
Business Phone: (252) 744-3070
Email: saffordwhiter@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683
Business Phone: (252) 321-1101
Email: howardmstearn@gmail.com

Application Date: 5/7/2013

Home Phone: (252) 565-2038
Business Phone:
Email: uriahward@yahoo.com

Applicants for Police Community Relations Committee

Jumail Blount
1901-A Norcott Circle
Greenville, NC 27834

District #: 2

Isaac Chemmanam
402 Lochview Drive
Greenville, NC 27858

District #: 4

Aaron Lucier
1516 Thayer Drive
Winterville, NC 28590

District #: 5

Howard Stearn
2818 Jefferson
Greenville, NC 27858

District #: 3

Application Date: 4/12/2010

Home Phone: (252) 327-7716

Business Phone: (252) 329-4549

Email: harknot22@yahoo.com

Application Date: 1/18/2012

Home Phone: (252) 561-8759

Business Phone: (252) 412-2045

Email: isaac.chemmanam@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 321-3910

Business Phone: (252) 328-2758

Email: luciera@ecu.edu

Application Date: 11/9/2011

Home Phone: (252) 862-6683

Business Phone: (252) 321-1101

Email: howardmstearn@gmail.com

Applicants for Public Transportation and Parking Commission

Richard Malloy Barnes
206 South Elm Street, Apt. N
Greenville, NC 27858

Application Date: 9/30/2013

Home Phone: (252) 752-5278

Business Phone:

Email: kiltedmile@aol.com

District #: 3

Applicants for Redevelopment Commission

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Brian Brown
2237 Penncross Drive
Greenville, NC 27834

District #: 5

Wanda Carr
2304 British Court
Greenville, NC 27834

District #: 1

Dustin Mills
504 Daventry Drive
Greenville, NC 27858

District #: 5

Brittney Partridge
925 Spring Forest Road, Apt. 9
Greenville, NC 27834

District #: 1

Tyler D Richardson
125 Squire Drive
Winterville, NC 28540

District #: 5

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 2/23/2011

Home Phone: (252) 414-3943
Business Phone: (252) 353-7379
Email: bbrown@myrepexpress.com

Application Date: 10/13/2010

Home Phone: (252) 321-1409
Business Phone:
Email: carrwdc@hotmail.com

Application Date: 4/9/2012

Home Phone: (919) 480-0791
Business Phone: (252) 558-0207
Email: dmills@pirhl.com

Application Date: 7/15/2010

Home Phone: (252) 489-8390
Business Phone:
Email: partridgeb06@students.ecu.edu

Application Date: 5/1/2013

Home Phone: (704) 641-1449
Business Phone:
Email: tdr0827@gmail.com

Applicants for Sheppard Memorial Library Board

Cornell Allen
4030 Bells Chapel Road
Greenville, NC 27858

District #: 5

Melinda Galtress
332 Cedarhurst Road
Greenville, NC 27834

District #: 5

Mary Grier
1704 South Elm Street
Greenville, NC 27858

District #: 4

Thomas Hines
211 Patrick Street
Greenville, NC 27834

District #: 1

Tyler James Russell
3856 Forsyth Park Ct.
Winterville, NC 28590

District #:

Tyrone O. Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 5/8/2011

Home Phone: (252) 215-0486
Business Phone: (252) 258-9718
Email: mrcallen2436@gmail.com

Application Date: 4/25/2012

Home Phone: (252) 756-8915
Business Phone:
Email:

Application Date: 9/20/2011

Home Phone: (252) 756-1076
Business Phone:
Email: perfecttaste2002@yahoo.com

Application Date: 10/6/2011

Home Phone: (252) 864-4907
Business Phone: (252) 695-9066
Email: thinesg@aol.com

Application Date:

Home Phone: (910) 840-0337
Business Phone: (252) 215-4000
Email: tjr@wardandsmith.com

Application Date: 6/12/2012

Home Phone: (252) 412-7351
Business Phone: (252) 355-8736
Email: walston_tyrone@yahoo.com

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Appointments of City Council Members to Committees

Explanation: **Abstract:** City Council appointments are needed for the Taxicab Appeal Board, Joint Pay & Benefits Committee, OPEB Trust, Audit Committee, and City Council Economic Development Committee.

Explanation: Appointments of City Council Members are needed for the following committees:

- **Taxicab Appeal Board** - Section 11-1-67 of the City Code of Ordinances establishes a Taxicab Appeal Board. Membership is composed of the City Manager or designee, a member from the Greenville Taxicab Association, and a designated member of the City Council. The purpose of this board is to hear appeals of the Chief of Police to refuse the issuance of a taxi driver's permit. An appointment by vote of the City Council needs to be made to replace former Council Member Max Joyner, Jr.
- **Joint Pay & Benefits Committee** - On September 8, 1992, a committee was established by City Council and Greenville Utilities Commission (GUC) to jointly study the pay plans of the City and GUC. The Joint Pay & Benefits Committee consists of two City Council representatives and two GUC Commissioners. Council Member Rose Glover and former Council Member Max Joyner, Jr. have served as the City Council representatives on this Committee, and Council Member Rose Glover is eligible for reappointment. Two appointments by vote of the City Council need to be made.
- **Other Post-Employment Benefits (OPEB) Trust** - Beginning in fiscal year 2006-2007, the City and other public employers were charged with the new Governmental Accounting Standards Board (GASB) regulations to more actively manage increasing obligations incurred by making available Other Post-Employment Benefits (OPEB). The GASB requires that Trustees be identified for the Trust, and the Trust was established with the City's Finance Officer, City Manager, and one member of City Council as the Trustees. An appointment by vote of the City Council needs to be

made to replace former Council Member Max Joyner, Jr.

- **Audit Committee** - On April 14, 2011, the Audit Committee was established to review all aspects of the independent audit process. Appointments to the Audit Committee are made by the Mayor, and the Committee members for the past two years have been Mayor Allen Thomas and Council Member Rose Glover, both of whom are eligible for reappointment, and Council Member Max Joyner, Jr. Three members of the City Council need to be appointed by the Mayor.
- **City Council Economic Development Committee** - The City Council Economic Development Committee was established in 2012 to support the efforts of the newly formed Office of Economic Development. Appointments to the Committee are made by the Mayor, and the Committee members for the past two years have been Mayor Allen Thomas and Council Member Kandie Smith, both of whom are eligible for reappointment, and Council Member Dennis Mitchell. Three members of the City Council need to be appointed by the Mayor.

Fiscal Note: No direct fiscal impact.

Recommendation: City Council to make appointments to the Taxicab Appeal Board, Joint Pay & Benefits Committee, and OPEB Trust.

Mayor to make appointments to the Audit Committee and City Council Economic Development Committee.

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City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Ordinance to annex Lakeview Industrial Park, Lot 8, involving 2.1068 acres located west of Sapphire Court and 280+/- feet north of Diamond Drive

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Lakeview Industrial Park, Lot 8, involving 2.1068 acres located west of Sapphire Court and 280+/- feet north of Diamond Drive. The subject area is currently undeveloped and is anticipated to accommodate 8,500+/- square feet of industrial space.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: January 6, 2014
2. City Council public hearing date: January 16, 2014
3. Effective date: June 30, 2014

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 2.1068
4. Voting District: 1
5. Township: Pactolus
6. Vision Area: B

- 7. Zoning: IU (Unoffensive Industry)
- 8. Land Use: Existing: Vacant
Anticipated: 8,500+/- square feet of industrial space
- 9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	----	0
Current Minority	-----	0
Estimated Minority at full development	----	0
Current White	-----	0
Estimated White at full development	----	0

* - people per household in Greenville

- 10. Rural Fire Tax District: Staton House
- 11. Greenville Fire District: Station #4 (Distance of 2.0 miles)
- 12. Present Tax Value: \$13,459.00
Estimated Future Tax Value: \$863,459.00

Fiscal Note: The total estimated tax value at full development is \$863,459.

Recommendation: Approve the attached ordinance to annex Lakeview Industrial Park, Lot 8.

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Attachments / click to download

- [Survey](#)
- [Ordinance_Lakeview_IndustrialPark_Lot_8_970142](#)

ORDINANCE NO. 14-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

Attachment number 1
Page 1 of 3

WHEREAS, the City Council 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 City Hall at 7:00 p.m. on the 16th day of January, 2014 after due notice by publication in The Daily Reflector on the 6th day of January, 2014; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the City of Greenville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the City of Greenville.
- c. The area described is so situated that the City of Greenville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits.
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation.
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Greenville; and

WHEREAS, the City Council does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and meets all other requirements of G.S. 160A-58.1, as amended; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Greenville and of the area proposed for annexation will be best served by annexing the area described herein;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described noncontiguous territory is hereby annexed and made part of the City of Greenville:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Lakeview Industrial Park, Lot 8", involving 2.1068 acres as prepared by Malpass and Associates.

LOCATION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, located west of Sapphire Court and 280+/- feet north of Diamond Drive.

GENERAL DESCRIPTION:

Lying and being situate in Pactolus Township, Pitt County, North Carolina and being more particularly described as follows: ag. mon. number 1
Page 2 of 3

Beginning at a point in the western right of way of Sapphire Court said point being located N 07-41-58 W – 208.10', thence N 09-47-46 W – 71.35' from the intersection of the western right of way of Sapphire Court and the northern right of way of Diamond Drive, thence from said point of beginning leaving the western right of way of Sapphire Court S 68-49-24 W – 287.65' to the eastern line of the BKJ Capital, LLC property as recorded in deed book 2814 page 648, thence with the eastern line of the BKJ Capital, LLC property N 31-55-26 W – 193.70' to the eastern line of the BKJ Capital, LLC property as recorded in deed book 981 page 26, thence with the eastern line of the BKJ Capital, LLC property N 15-43-53 E – 221.71', thence S 74-21-50 E – 247.74' to the western right of way of Sapphire Court, thence with the western right of way of Sapphire Court 68.55' along the arc of a curve said curve being to the left having a radius of 50.00' and a chord bearing S 23-38-23 E – 63.31', thence 21.03' along the arc of a curve said curve being to the right having a radius of 25.00' and a chord bearing S 38-49-14 E – 20.41', thence S 14-43-33 E – 89.25', thence 48.20' along the arc of a curve said curve being to the right having a chord bearing S 13-18-34 E – 48.20' to the point of beginning containing 2.1068 acres.

Section 2. The 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 parts of 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 30th day of June, 2014.

ADOPTED this 16th day of January, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

I, _____, Notary Public for said County and State, certify that Carol L. Barwick 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.

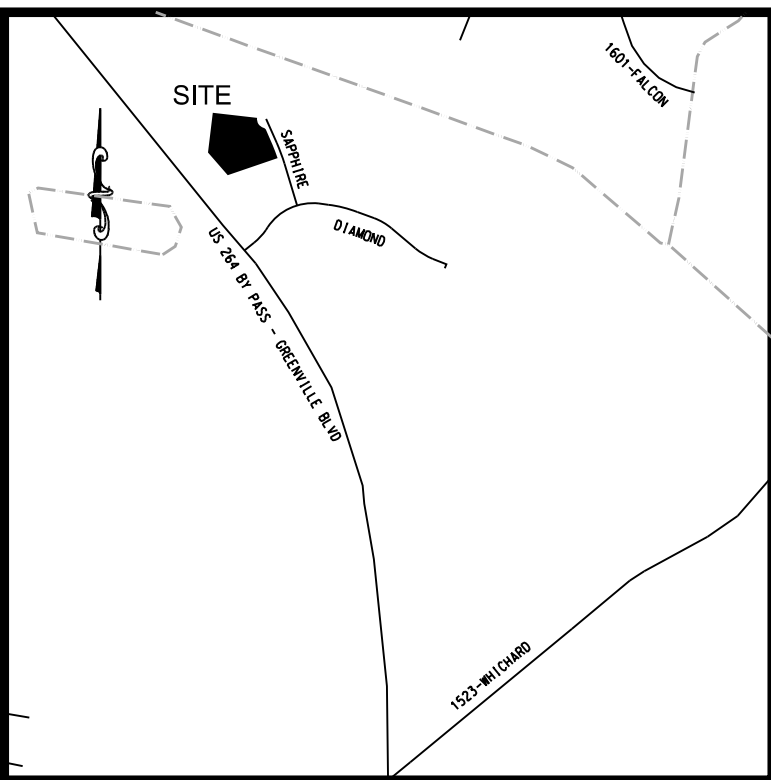
WITNESS my hand and official seal this ____ day of _____, 2014.

Attachment number 1
Page 3 of 3

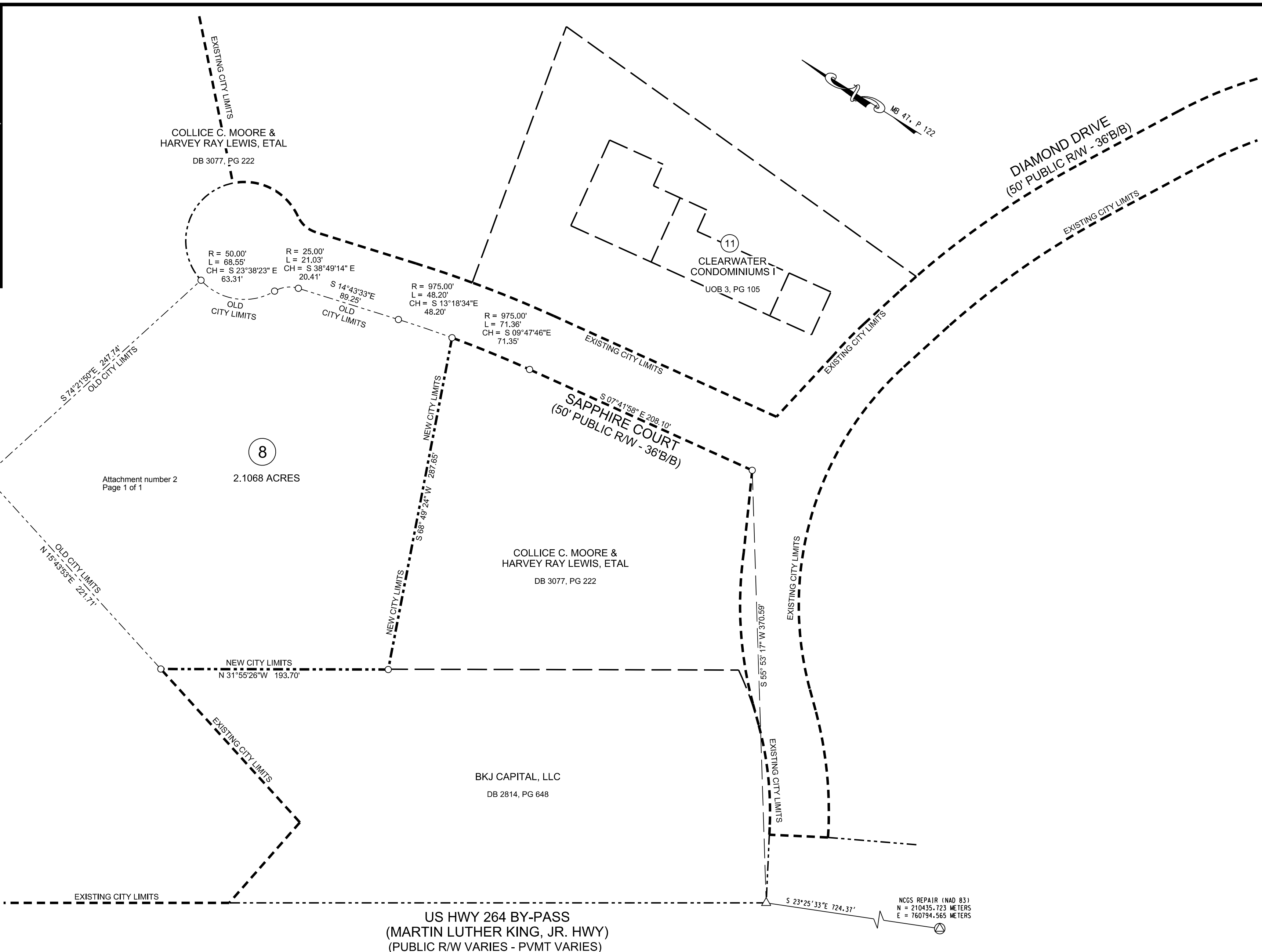
Notary Public

My Commission Expires: _____

Doc. # 970142



VICINITY MAP
1"=1000'



PARCEL NUMBER 35706

ANNEXATION MAP FOR
LAKEVIEW INDUSTRIAL PARK - LOT 8
REFERENCE DEED BOOK 3077, PAGE 222
OF THE PITT COUNTY REGISTRY

GREENVILLE PACTOLUS TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND
NEW CITY LIMITS = - - - - -
EXISTING CITY LIMITS = - - - - -
OLD CITY LIMITS = - - - - -



OWNER: COLLICE C. MOORE, ET AL
ADDRESS: PO BOX 7183
GREENVILLE, NC 27835
PHONE: (252) 752-1010

MAP NO.	PLATS RECORDED	BOOK	PAGE

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

DATE: _____; ORDINANCE NUMBER: _____; AREA: 2.1068 ACRES

PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

MALPASS & ASSOCIATES
(NC LICENSE NUMBER C-1289)
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED: CEP APPROVED: CEP
DRAWN: WCO DATE: 11/18/13
CHECKED: CEP SCALE: 1"= 60'

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED 1S 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____

WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____ A.D., 2013.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Ordinance requested by Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial)

Explanation: **Abstract:** The City has received a request from Stow Management, Incorporated and Stephen M. Harrington to rezone 25.876 acres located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive from IU (Unoffensive Industry) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 3, 2013.
On-site sign(s) posted on December 3, 2013.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on December 30, 2013.
Public hearing legal advertisement published on January 6 and January 13, 2014.

Comprehensive Plan:

The subject property is located in Vision Area A.

Memorial Drive is considered a "gateway" corridor from the Tar River and continuing north. Gateway corridors serve as primary entranceways into the City and help define community character. Gateway corridors may accommodate a variety of intensive, large scale uses, in appropriately located focus areas with lower intensity office and/or high density residential development in the adjacent transition areas.

There is a designated intermediate focus area located at the intersection of North

Memorial Drive and Belvoir Highway. These nodes typically contain between 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) at the southwest corner of the intersection of Martin Luther King, Jr. Highway and North Memorial Drive.

Thoroughfare/Traffic Volume Report Summary (PWD - Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 13,790 trips to and from the site via North Memorial Drive, which is a net increase of 8,665 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and Memorial Drive intersection, such as the construction of additional turn or through lanes.

History/Background:

In 1969, the subject property was zoned IU (Unoffensive Industry).

The subject property is comprised of Lots 1-8 and 15-19 on the approved preliminary plat for North Green Commercial Park.

This property was included in a Future Land Use Plan Map amendment approved by City Council on November 7, 2013.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available at the property.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the designated area.

Surrounding Land Uses and Zoning:

North: Martin Luther King, Jr. Highway

South: IU - Colony Tire, The Fuel Dock Truckstop and one (1) vacant lot

East: CH - Sheetz Convenience Store and two (2) vacant lots
West: RA20 - One (1) single-family residence and Forbes Mobile Home Park

Density Estimates:

Under the current zoning (IU), the site could accommodate a building of 247,974+/- square feet of mini-storage/warehouse/conventional and fast food restaurant space.

Under the proposed zoning (CH), the site could accommodate a building of 247,974+/- square feet of retail/mini-storage/conventional and fast food restaurant space.

The anticipated build-out time is 3-5 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested rezoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted to approve the request at its December 17, 2013 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Location Map](#)
 - [📄 Survey](#)
 - [📄 Traffic Report](#)
 - [📄 Bufferyard and Vegetation Standards and Residential Density](#)
 - [📄 Ordinance Stow Management Inc and Stephen Harrington Rezoning 969839](#)
 - [📄 Minutes for Stow Management rezoning 969838](#)
 - [📄 List of uses IU to CH 962698](#)
-

ORDINANCE NO. 14-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 16th day of January, 2014, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

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

Section 1. That the following described territory is rezoned from IU (Unoffensive Industry) to CH (Heavy Commercial).

TO WIT: Stow Management, Incorporated and Stephen M. Harrington Properties

LOCATION: Located between Martin Luther King, Jr. Highway and Staton House Road and 380+/- feet west of North Memorial Drive.

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

Beginning at a point on the southern right-of-way of Greenpark Drive said point being located N 70°90'25" W 371.18' as measured along the southern right-of-way of Greenpark Drive from a point where the southern right-of-way of Greenpark Drive intersects the western right-of-way of US Hwy 13 & NC Hwy 11. From the above described beginning, so located, running thence as follows:

Leaving the southern right-of-way of Greenpark Drive, S 19°30'35" W 560.78' to the point of curvature, thence with a curve to the left having a radius of 500.00' and a chord

bearing S 15°50'40" W 63.93' to the point of tangency, thence S 12°10'44" W 233.67' to a point on the northern right-of-way of NCSR 1417 (Staton House Road), thence with the northern right-of-way of NCSR 1417 (Staton House Road), N 89°11'30" W 309.57', N 88°04'32" W 120.99', N 87°23'58" W 23.38', N 84°25'33" W 98.80', N 82°52'47" W 99.45', N 82°23'45" W 99.85' and N 83°02'37" W 138.37', thence leaving the northern right-of-way of NCSR 1417 (Staton House Road), N 02°07'34" W 672.53', thence N 00°28'17" E 13.48', thence N 58°08'09" E 149.80', thence N 60°49'06" E 186.56', thence N 64°07'01" E 114.60', thence N 62°17'52" E 33.06', thence N 59°02'23" E 52.04', thence N 45°21'37" E 395.55', thence N 48°10'37" E 141.72' to a point on the southern right-of-way of the Exit/Entrance Ramp to US Highway 264, thence with the southern right-of-way of the Exit/Entrance Ramp to US Highway 264, S 41°38'36" E 36.11', S 58°02'36" E 357.29' and S 70°29'25" E 25.72', thence leaving the southern right-of-way of the Exit/Entrance Ramp to US Highway 264, S 19°21'30" W 275.36' to a point on the northern right-of-way of Greenpark Drive, thence crossing Greenpark Drive, S 19°21'30" W 60.00' to a point on the southern right-of-way of Greenpark Drive, thence with the southern right-of-way of Greenpark Drive, S 70°29'25" E 78.82' to the point of beginning containing 25.876 acres and being a portion of the property described in Deed Book 2039, Page 551 and all of Deed Book 2570, Page 741 both of the Pitt County Register of Deeds Office.

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

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

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

ADOPTED this 16th day of January, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 969839

Excerpt from the DRAFT Planning & Zoning Minutes (12/17/2013)

ORDINANCE REQUESTED BY STOW MANAGEMENT, INCORPORATED AND STEPHEN M. HARRINGTON TO REZONE 25.876 ACRES LOCATED BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND STATON HOUSE ROAD AND 380 +/- FEET WEST OF NORTH MEMORIAL DRIVE FROM IU (UNOFFENSIVE INDUSTRY) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. This rezoning is a follow up to a Future Land Use Map Amendment a few months ago. The property is located in the northern section of the city between Martin Luther King Jr. Highway, Staton House Road and Memorial Drive. This property has already been platted and storm water is already in place. The property is currently vacant. There are commercial properties to the east and south and residential uses to the west. This request could generate about 8,000 additional trips per day. There is a stop light at the intersection of Staton House Road and Memorial Drive. Memorial Drive and Martin Luther King Jr. Highway are 4-lane highways. The property is currently UI (Unoffensive Industrial). Staff would anticipate this site to yield roughly 245,000 square feet of conditioned floor space under both zoning districts. Under the current zoning, staff would anticipate mini-storage, warehouse and/or restaurants uses. Under the proposed zoning, staff would anticipate retail, mini-storage and/or restaurant uses. The Future Land Use Map recommends commercial. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if this was the same property the board considered October (2013).

Ms. Gooby said yes.

Ms. Bellis stated that in October the property was 36 acres and now it was 25.876 acres. She asked why the difference.

Ms. Gooby stated there was already commercial zoning and this rezoning is for the remaining portion not zoned commercial.

Chairwoman Basnight opened the public hearing.

Mr. Jim Hopf, representative for Stow Management, spoke in favor of the request. He stated that he was here 2 months ago for the Land Use Change. He stated that this rezoning is consistent with other uses in the area. He stated he is not aware of any objections or concerns to the requested change. This request is market driven due to calls the applicant has received over the years for this property to be commercial, retail, or service-oriented businesses as opposed to industrial. He stated that the change will benefit this area of the City.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

969838

Motion made by Mr. Parker, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXISTING ZONING

IU (Unoffensive Industry)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

*(2) Residential: * None*

*(3) Home Occupations (see all categories): *None*

(4) Governmental:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility
- p. Circus, carnival or fairs

(7) Office/ Financial/ Medical:

- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- n. Auditorium

- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- gg. Vocational rehabilitation center
- mm. Commercial laundries; linen supply
- nn. Industrial laundries
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- h. Appliance; commercial and industrial equipment repair not otherwise listed

(10) Retail Trade:

- b. Gasoline or automotive fuel sale; accessory or principal use, retail
- h. Restaurant; conventional
- i. Restaurant; fast food
- cc. Farm supply and commercial implement sales

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery

(12) Construction:

- b. Licensed contractor; general, electrical, plumbing, mechanical, etc. including outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

(13) Transportation:

- a. Railroad freight or distribution and/or passenger station
- d. Truck terminal or distribution center
- e. Parcel delivery service
- f. Ambulance service
- g. Airport and related activities; private
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities

- c. Bakery; production, storage and shipment facilities
- d. Stone or monument cutting, engraving
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- j. Moving and storage; including outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- o. Feed and grain elevator, mixing, redrying, storage or sales facility
- p. Tobacco redrying or processing plant
- s. Manufacture of nonhazardous products; general, including nonhazardous and nontoxic chemicals and/or materials not otherwise listed
- t. Manufacture of nonhazardous medical supplies or medical products, including distribution
- u. Tire recapping or retreading plant
- v. Bottling or packing plant for nonhazardous materials or products
- y. Recycling collection station of facilities
- cc. Manufacture of pharmaceutical, biological, botanical, medical, and cosmetic products, and related materials

(15) Other Activities (not otherwise listed - all categories):

* None

IU (Unoffensive Industry)

Special Uses

*(1) General:** None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):** None

*(4) Governmental:** None

*(5) Agricultural/ Mining:** None

(6) Recreational/ Entertainment:

- e. Miniature golf or putt-putt course
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- k. Firearm ranges; indoor or outdoor

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- o. Church or place of worship (see also section 9-4-103)
- s.(1). Hotel, motel, bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

(9) Repair:

- a. Major repair; as an accessory or principal use

(10) Retail Trade:

- j. Restaurant; regulated outdoor activities

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- g. Mobile home sales including accessory mobile home office

(12) Construction: None*

(13) Transportation:

- c. Taxi and limousine service

(14) Manufacturing/ Warehousing:

- z. Metallurgy, steel fabrication, welding

(15) Other Activities (not otherwise listed - all categories):

- c. Other activities; commercial services not otherwise listed
- e. Other activities; industrial services not otherwise listed

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) Residential: None*

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- a. Public utility building or use

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center
- g. Liquor store, state ABC

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- b. Golf course; par three
- c. Golf driving range
- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales

- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Laundrette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales

- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

(15) Other Activities (not otherwise listed - all categories): None*

CH (Heavy Commercial)
Special Uses

(1) General: None*

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

(3) *Home Occupations (see all categories):** None

(4) *Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

d. Game center

l. Billiard parlor or pool hall

m. Public or private club

r. Adult uses

(7) *Office/ Financial/ Medical:** None

(8) *Services:*

a. Child day care facilities

b. Adult day care facilities

l. Convention center; private

dd. Massage establishment

(9) *Repair:*

a. Major repair; as an accessory or principal use

(10) *Retail Trade:*

j. Restaurant; regulated outdoor activities

n. Appliance; commercial use, sales and accessory repair, excluding outside storage

z. Flea market

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) *Construction:** None

(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:*

d. Stone or monument cutting, engraving

j. Moving and storage; including outside storage

l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage

y. Recycling collection station or facilities

(15) *Other Activities (not otherwise listed - all categories):*

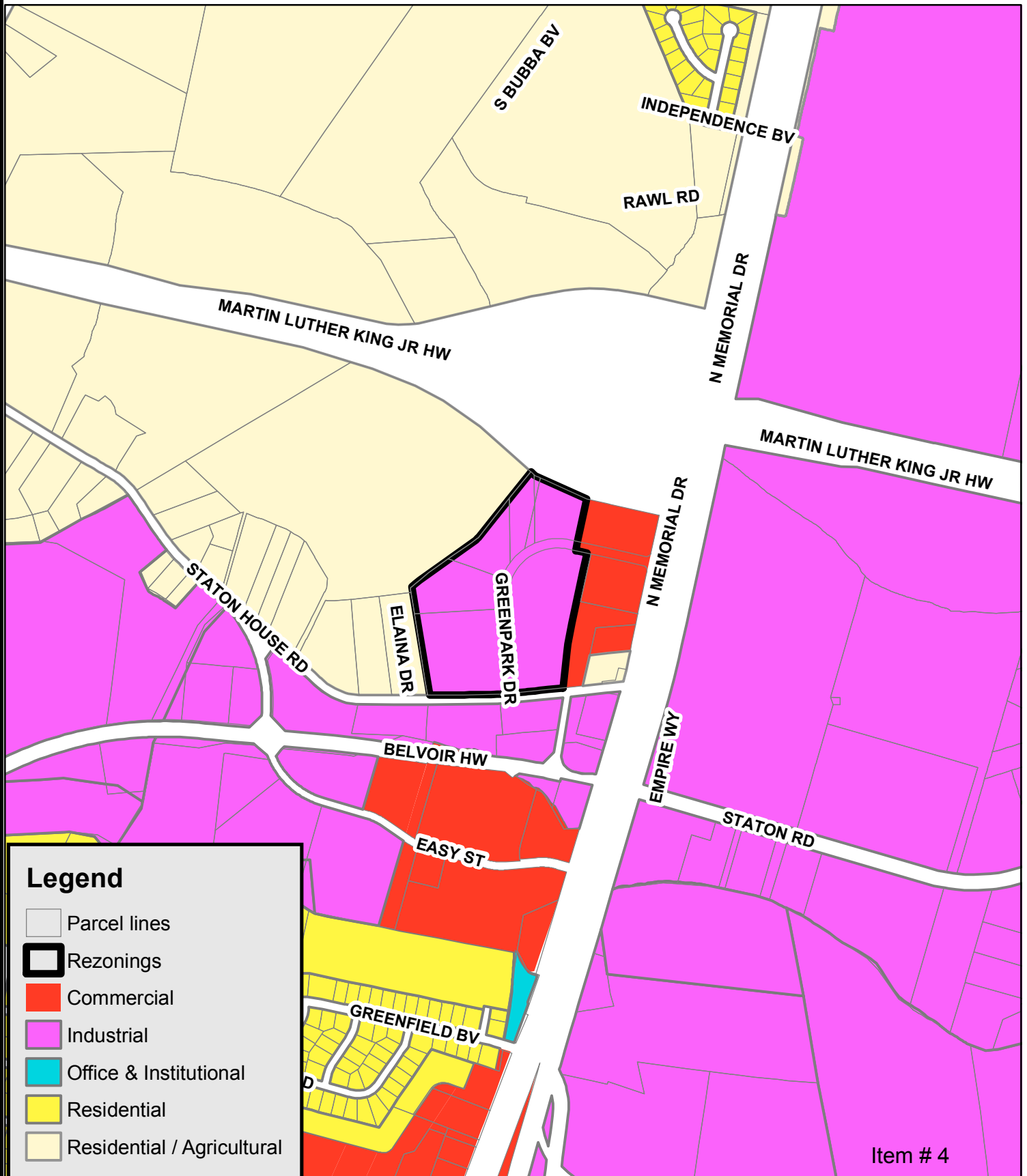
a. Other activities; personal services not otherwise listed

b. Other activities; professional activities not otherwise listed








c. Other activities; commercial services not otherwise listed

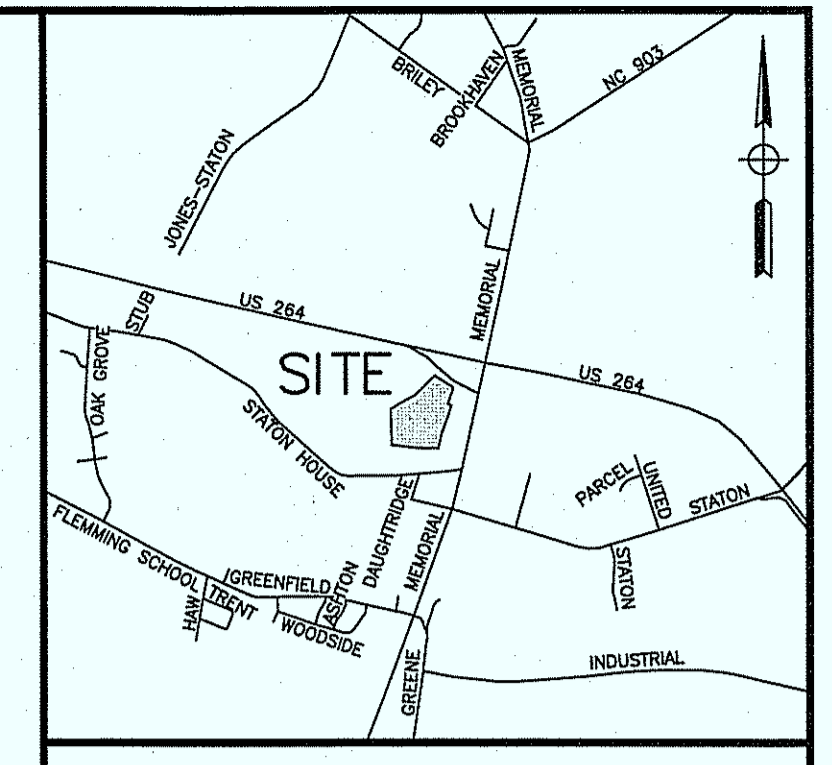
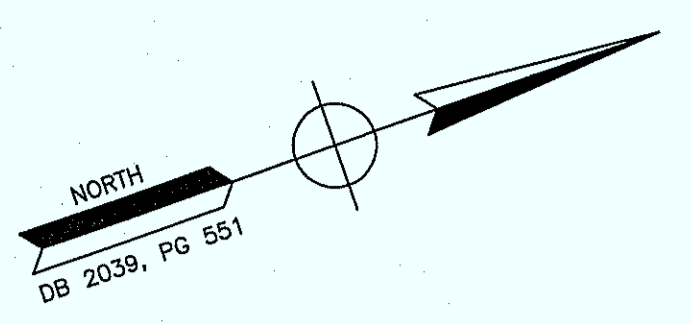
d. Other activities; retail sales not otherwise listed

Stow Management, Inc. and Stephen M. Harrington
From: IU To: CH
25.876 acres
December 2, 2013



Legend

-  Parcel lines
-  Rezoning
-  Commercial
-  Industrial
-  Office & Institutional
-  Residential
-  Residential / Agricultural



VICINITY MAP
SCALE: 1"=1000'

IU
SINGLE FAMILY RESIDENCE
LUCILLE BUCK FORBES
DC 95, PG 1879

RA-20
MOBILE HOME PARK
NEUHOFF, INC.
DB 2036, PG 650

RA-20
POND
JOHN HENRY BAZZLE
DB 2903, PG 819

NCSR 1417 - STATION HOUSE ROAD
(60' R/W 21' ASPHALT PUBLIC)

CH
IU
VACANT
STOW MANAGEMENT, INC.
DB 2039, PG 551

CH
IU
STORMWATER POND
NORTHGREEN COMMERCIAL PARK
PROPERTY OWNERS ASSOCIATION, INC.
DB 2570, PG 741

IU
VACANT
DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 267, PG 467

ADJOINING PROPERTY OWNERS ADDRESSES

- | | |
|--|---|
| LUCILLE BUCK FORBES
271 STATION HOUSE ROAD
GREENVILLE, NC 27834 | STOW MANAGEMENT, INC.
1528 SOUTH EVANS STREET
GREENVILLE, NC 27834 |
| DAUGHTRIDGE OIL CO. OF GREENVILLE
PO BOX 567
GREENVILLE, NC 27835 | VINTAGE ASSOCIATES, LLC.
1528 SOUTH EVANS STREET
ANNEX 2
GREENVILLE, NC 27834 |
| DOUGLES W. HODGES, AND WIFE SUSAN O. HODGES
1781 NC HWY 45 NORTH
PLYMOUTH, NC 27962 | PTM LP
5700 SIXTH AVENUE
ALTOONA, PA 16602 |
| DAUGHTRIDGE OIL CO. OF GREENVILLE
PO BOX 593
GREENVILLE, NC 27835 | JOHN HENRY BAZZLE
386 STATION HOUSE ROAD
GREENVILLE, NC 27834 |
| STATION HOUSE FIRE DEPARTMENT, INC.
2501 NORTH MEMORIAL DRIVE
GREENVILLE, NC 27834 | NEUHOFF, INC
PO BOX 2817
GREENVILLE, NC 27836 |

GREENPARK DRIVE
(60' R/W 36' B/B PUBLIC)

CH
IU
VACANT
STEPHEN M. HARRINGTON
DB 2493, PG 428
MB 70, PG 68

US HWY 264
(MARTIN LUTHER KING, JR. HWY)
(R/W VARIES ASPHALT PUBLIC)

CH
IU
VACANT
STOW MANAGEMENT, INC.
DB 2039, PG 551

CH
IU
VACANT
STOW MANAGEMENT, INC.
DB 2039, PG 551

Attachment number 5
Page 1 of 1
IU
RETAIL TIRE STORE
DOUGLAS W. HODGES
DB 682, PG 85

- LEGEND**
- R/W = RIGHT-OF-WAY
 - R = RADIUS
 - CH = CHORD
 - DC = BOOK OF DEGREES AND ORDERS
 - () = EXISTING LOT NUMBER
 - () = EXISTING ZONING
 - () = PROPOSED ZONING

AREA TO BE REZONED: 25.876 ACRES

DAUGHTRIDGE DRIVE
(50' R/W 36' B/B PUBLIC)

IU
CONVENIENT STORE/GAS STATION
DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 267, PG 467

CH
IU
VACANT
STOW MANAGEMENT, INC.
DB 2039, PG 551

CH
IU
VACANT
STOW MANAGEMENT, INC.
DB 2039, PG 551

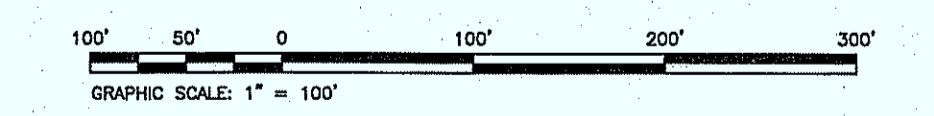
IU
CONVENIENT STORE/GAS STATION
DAUGHTRIDGE OIL CO. OF GREENVILLE
DB 507, PG 416

RA-20
FIRE STATION
STATION HOUSE FIRE DEPARTMENT, INC.
DB H-46, PG 812

CH
VACANT
VINTAGE ASSOCIATES, LLC.
DB 2125, PG 703

CH
CONVENIENT STORE/GAS STATION
PTM LP
DB 2806, PG 834

US HWY 13 & NC HWY 11
(VARIABLE PUBLIC R/W)



SHEET 1 OF 1
REZONING MAP

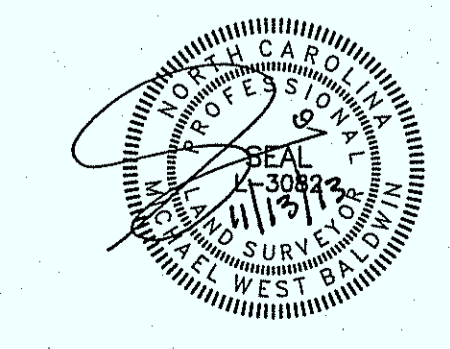
PARCEL# 77441
TAX MAP# 4689-48-9260
PARCEL# 03110
TAX MAP# 4689-57-0661

**STOW MANAGEMENT, INC., AND
STEPHEN M. HARRINGTON PROPERTY**

REFERENCE: DEED BOOK 2039, PAGE 551, DEED BOOK 2570, PAGE 741,
AND DEED BOOK 2493, PG 428 OF THE PITT COUNTY REGISTRY
BELVOIR TOWNSHIP, PITT COUNTY, N.C.

OWNER: STOW MANAGEMENT, INC. ADDRESS: 1528 SOUTH EVANS STREET GREENVILLE, NC 27834 PHONE: (252) 355-6622	OWNER: STEPHEN M. HARRINGTON ADDRESS: 1000 PORT TERMINAL RD. GREENVILLE, NC 27858 PHONE: (252) 756-0455
--	---

Baldwin Design Consultants, PA 3740-B EVANS STREET GREENVILLE, NC 27834 252.756.1390	LICENSE# C-3496 SURVEYED: MM DRAWN: JJB/JGG/PAP CHECKED: MWB	APPROVED: MWB DATE: 11/12/13 SCALE: 1" = 100'
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REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-13

Applicant: Stow Management, Inc. & Stephen Michael Harrington

Property Information

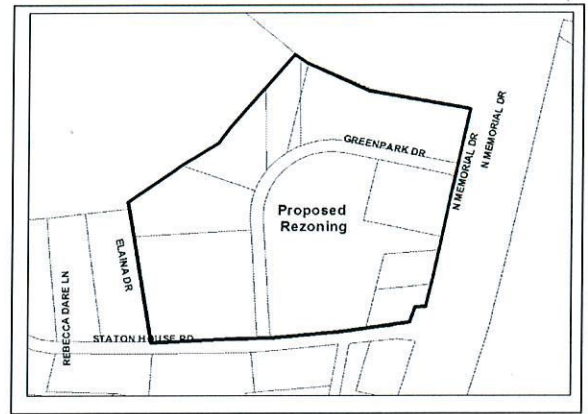
Current Zoning: IU (Unoffensive Industry)

Proposed Zoning: CH (Heavy Commercial)

Current Acreage: 25.876 acres

Location: Memorial Dr, just north of Staton House Rd

Points of Access: Staton House Rd, Memorial Drive



Location Map

Transportation Background Information

1.) Memorial Drive- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane divided, grass median	4-lane divided, grass median
Right of way width (ft)	190	190
Speed Limit (mph)	45	
Current ADT:	20,200 (*)	Ultimate Design ADT: 35,000 vehicles/day (**)
Design ADT:	35,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Memorial Drive that service this property.

- Notes:**
- (*) 2010 NCDOT count adjusted with a 2% growth rate
 - (**) Traffic volume based on operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No projects planned.

Trips generated by proposed use/change

Current Zoning: 5,125 -vehicle trips/day (*) **Proposed Zoning: 13,790** -vehicle trips/day (*)

Estimated Net Change: increase of 8665 vehicle trips/day (assumes full-build out)

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

Impact on Existing Roads

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

1.) Memorial Drive , North of Site (40%): **“No build” ADT of 20,200**

Estimated ADT with Proposed Zoning (full build) –	25,716
Estimated ADT with Current Zoning (full build) –	22,250
Net ADT change =	3,466 (16% increase)

2.) Memorial Drive , South of Site (60%):**“No build” ADT of 20,200**

Estimated ADT with Proposed Zoning (full build) – 28,474

Estimated ADT with Current Zoning (full build) – 23,275**Net ADT change = 5,199 (22% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 13790 trips to and from the site via Memorial Drive, which is a net increase of 8665 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Memorial Drive, constructing turn lanes into the development, and intersection improvements at the Staton House Road and Memorial Drive intersection such as the construction of additional turn and/or through lanes.

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

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

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

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

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

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

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.


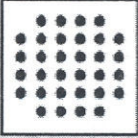
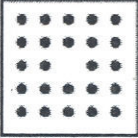
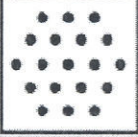

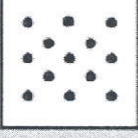
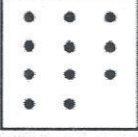
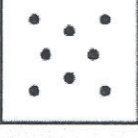
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Resolution to close a portion of an alley being north of 205 and 207 E. Fifth Street

Explanation: **Abstract:** This item is to consider a resolution to close a portion of an alley being north of 205 and 207 E. Fifth Street as shown on the attached map.

Explanation: The City received (11-21-13) a petition from Joyner Commercial Rentals, LLC, owner of the property at 205 E. Fifth Street, and Smith and Wiggins, LLC, owner of the property at 207 E. Fifth Street, requesting the closure of a portion of the alley lying and being north of their properties.

The petitioners are in the design phase of redeveloping their properties. The buildings are multi-story brick structures built in 1915 and 1925. Redevelopment of the property requires the construction of an elevator. The elevator/stairway is proposed to be constructed on the north side of the buildings to retain as much of the existing structure and character of the buildings as possible. At this location, a portion of the elevator/stairway would encroach upon the alley. The owners approached the City inquiring about the feasibility of an encroachment agreement for the elevator/stairway into the alley. After lengthy discussions with City staff, it was determined that the most appropriate option was to close that portion of the alley being in the footprint of the proposed elevator/stairway. The area of the alley being requested to be closed is shown on the attached map.

Prior City Council Action: City Council adopted a Resolution of Intent to Close a portion of an alley being north of 205 and 207 E. Fifth Street during their December 12, 2013, meeting and also set the date for the public hearing for the regularly scheduled City Council meeting on January 16, 2014.

Planning and Zoning Commission Action: The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during their December 17, 2013, meeting.

Required Notices: Pursuant to the provisions of G.S. 160A-299, the Resolution

of Intent to Close was published in The Daily Reflector on four consecutive Mondays (December 16, December 23, and December 30, 2013, and January 6, 2014), a copy thereof was sent by certified mail to all owners of property adjoining the street as shown on the Pitt County tax records, and a notice of the closing and public hearing has been prominently posted in two places along the alley sections to be closed.

Staff Comments: The petition has been reviewed by City staff and Greenville Utilities Commission with the following comments:

1. City staff recommends as a condition of the street closing a recombination map be submitted in accordance with the Subdivision Regulations. Additionally, the closure will take effect upon completion of the improvements within the property closed by this Order, said improvements to include the improvements necessary for an elevator to serve property adjacent to the property closed.
2. Greenville Utilities has submitted estimates for the work required to relocate the gas main and overhead electrical lines in the area of the alley to be closed. Bond will be posted by the petitioners for the estimated cost to relocate all utilities.

Fiscal Note: Budgeted funds for the maintenance of this portion of the alley will no longer be required upon adoption of a Resolution to Close by City Council.

Recommendation: Consider the Resolution to Close a Portion of an Alley being North of 205 and 207 E. Fifth Street.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Resolution to close alley](#)

[Alley closing map](#)

RESOLUTION NO. _____
AN ORDER OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA
TO CLOSE A PORTION OF
AN ALLEY ON THE NORTH SIDE OF 205 AND 207 E. FIFTH STREET

WHEREAS, the City Council of the City of Greenville, at its December 12, 2013, meeting, adopted a resolution declaring its intent to close a portion of an alley on the north side of 205 and 207 E. Fifth Street; and

WHEREAS, pursuant to the provisions of G.S. 160A-299, said resolution was published once a week for four (4) successive weeks in The Daily Reflector setting forth that a hearing will be held on the 16th day of January, 2014, on the question of the closing a portion of said alley; and

WHEREAS, a copy of the resolution was sent by certified mail to all owners of the property adjoining the said alley, as shown on the County tax records, and a notice of the closing and the public hearing was prominently posted in at least two (2) places along said alley; and

WHEREAS, a hearing was conducted on the 16th day of January, 2014, at which time all persons interested were afforded an opportunity to be heard on the question of whether or not the closing will be detrimental to the public interest or the property rights of any individual; and

WHEREAS, it appears to the satisfaction of the City Council of the City of Greenville, North Carolina, after conduction of said hearing, that the closing of a portion of the alley on the north side of 205 and 207 E. Fifth Street is not contrary to the public interest, and that no individual owning property in the vicinity of said alley or in the subdivision in which said alley is located would thereby be deprived of reasonable means of ingress and egress to their property; and

IT IS NOW THEREFORE ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the property described below be and the same is closed, and all right, title and interest that may be vested in the public to said area for alleyway purposes is released in accordance with the provisions of G.S. 160A-299:

To Wit: A portion of the 15 foot + public alley between Cotanche Street and Reade Street lying north of 205 and 207 E. Fifth Street as shown on the plat entitled, "Street Closing Map For A Portion of The Public Alley Lying North of 207 E. Fifth Street", prepared by Spruill & Associates Inc. and dated November 13, 2013.

Location: Lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina, located south of E. Fourth Street, west of Reade Street, north of E. Fifth Street and east of Cotanche Street, and being bounded as follows: on the north, east and west by the public alley; on the south by the property of Smith Wiggins, LLC (D.B. 3127, P. 748) and Joyner Commercial Rentals, LLC (D.B. 3125, P. 672)

Description: Commencing at the southwest corner of a building located at the northeast corner of the intersection of the rights of way of E. Fifth Street and Cotanche Street; thence along the east right of way of Cotanche Street N 16°22'35" E 134.95 feet to the northwest building corner located on the south side of the public alley; thence along the southern side of said public alley S 73°32'10" E 62.53 feet to the POINT OF BEGINNING; thence from said beginning point N 16°27'50" E 7.30 feet to a point; thence S 73°32'10" E 37.31 feet; thence S 16°32'26" W 7.30 feet to the northwest corner of a building located at the northern common corner of the aforementioned Smith Wiggins, LLC property and the property of MS Rentals, LLC (D.B. 2412, P. 759); thence along the northern line of the Smith Wiggins, LLC property

N 73°32'10" W 30.20 feet to an existing iron bar at the northern common corner of the Smith Wiggins, LLC property and the aforementioned Joyner Commercial Rentals, LLC property; thence with the Joyner Commercial Rentals, LLC northern line N 73°32'10" W 7.10 feet to the POINT OF BEGINNING and containing 272.3 square feet and being a portion of the public alley between Cotanche Street and Reade Street lying north of Pitt County Parcel Numbers 12630 and 02607.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that the City of Greenville does hereby reserve its right, title, and interest in any utility improvement or easement within the alley closed pursuant to this order. Such reservation also extends, in accordance with the provisions of G.S. 160A-299(f), to utility improvements or easements owned by private utilities which at the time of the alley closing have a utility agreement or franchise with the City of Greenville.

Attachment number 1

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that this Order shall become effective when both of the following conditions are met:

1. The recordation of a final plat to recombine all of the properties owned by the petitioners which adjoin the closed alleyway in accordance with the provisions of the Subdivision Regulations for Greenville, North Carolina; and,
2. The completion of the improvements within the property closed by this Order, said improvements to include the improvements necessary for an elevator to serve property adjacent to the property closed.

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that, upon the effective date of this Order, the Mayor and City Clerk are authorized to execute quit-claim deeds or other legal documents to prove vesting of any right, title or interest to those persons owning lots or parcels adjacent to the alley in accordance with G.S. 160A-299(c), provided all costs shall be paid by any adjoining landowner requesting such action, all documents must be approved by the City Attorney and all documents, when appropriate, must reserve to the City any easements retained by the City. The intent of this paragraph is to authorize the execution of quit-claim deeds when requested by adjacent property owners; however, none are required and this paragraph is not intended to alter the vesting of title by operation of law as established by G.S. 160A-299(c).

IT IS FURTHER ORDERED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE that a copy of this Order shall be filed in the Office of the Register of Deeds of Pitt County after the effective date of this Order.

ADOPTED this the 16th day of January, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Polly Jones, Notary Public for said County and State, do hereby certify that Carol L. Barwick personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as an 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 16th day of January, 2014.

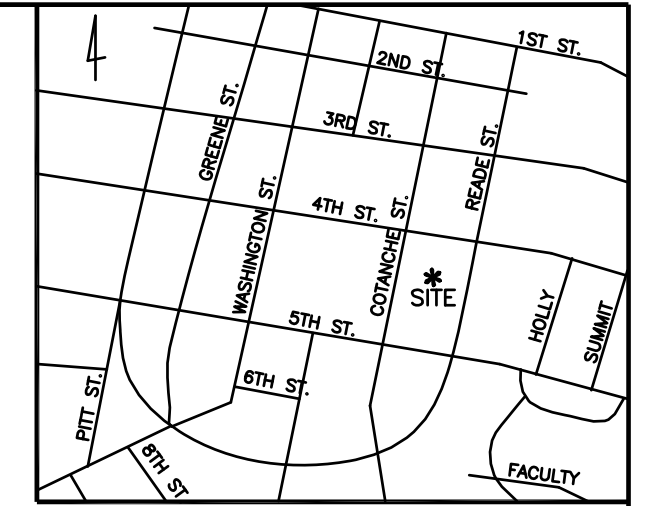
Notary Public

My Commission Expires: August 5, 2016

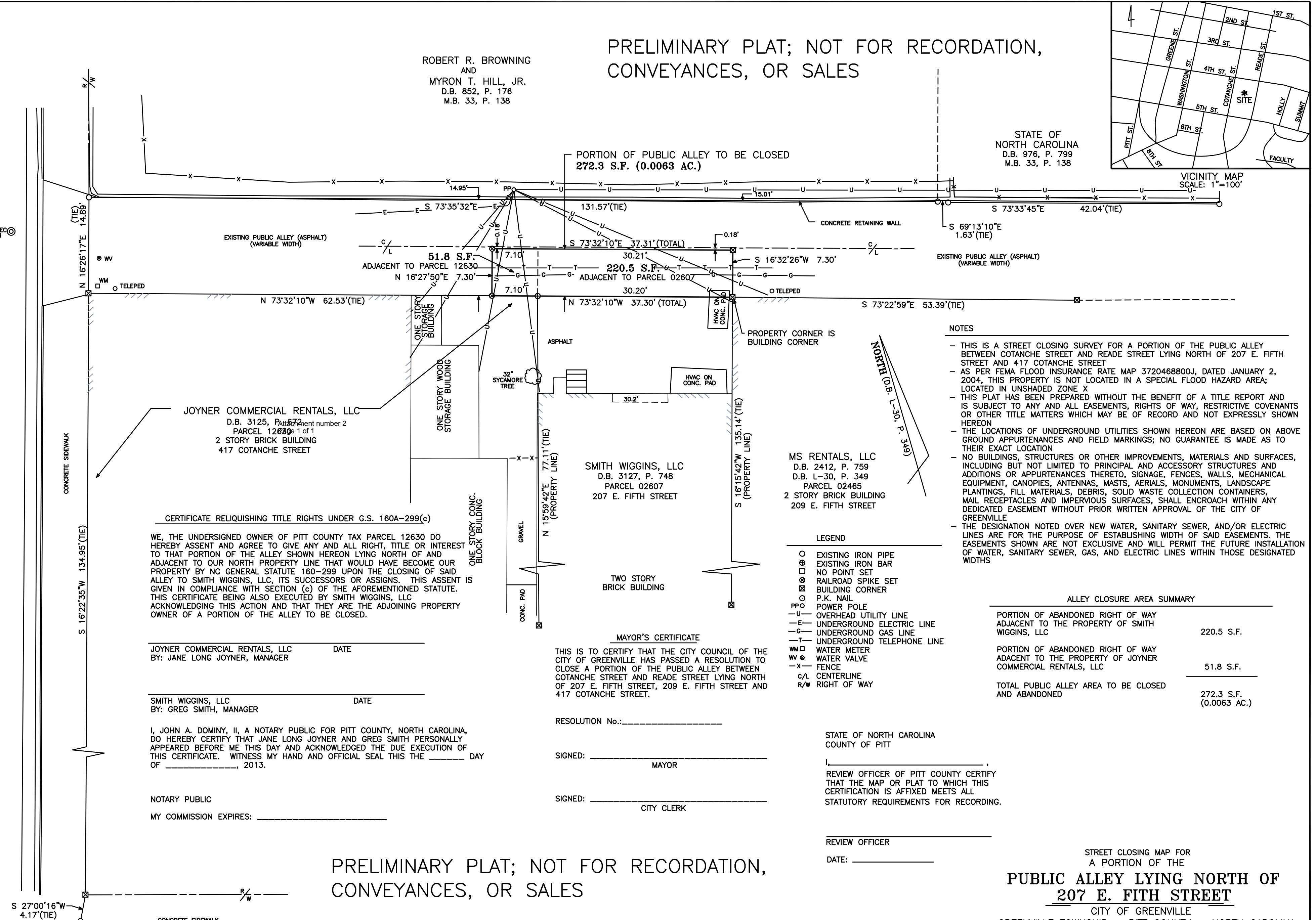
PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

ROBERT R. BROWNING
AND
MYRON T. HILL, JR.
D.B. 852, P. 176
M.B. 33, P. 138

STATE OF
NORTH CAROLINA
D.B. 976, P. 799
M.B. 33, P. 138



COTANCHE STREET
(VARIABLE R/W ~ 36' B/B)



NOTES

- THIS IS A STREET CLOSING SURVEY FOR A PORTION OF THE PUBLIC ALLEY BETWEEN COTANCHE STREET AND READE STREET LYING NORTH OF 207 E. FIFTH STREET AND 417 COTANCHE STREET
- AS PER FEMA FLOOD INSURANCE RATE MAP 3720468800J, DATED JANUARY 2, 2004, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; LOCATED IN UNSHADED ZONE X
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS OR OTHER TITLE MATTERS WHICH MAY BE OF RECORD AND NOT EXPRESSLY SHOWN HEREON
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES AND FIELD MARKINGS; NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION
- NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE
- THE DESIGNATION NOTED OVER NEW WATER, SANITARY SEWER, AND/OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS, AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS

- LEGEND
- EXISTING IRON PIPE
 - ⊗ EXISTING IRON BAR
 - NO POINT SET
 - ⊕ RAILROAD SPIKE SET
 - ⊗ BUILDING CORNER
 - P.K. NAIL
 - POWER POLE
 - U- OVERHEAD UTILITY LINE
 - E- UNDERGROUND ELECTRIC LINE
 - G- UNDERGROUND GAS LINE
 - T- UNDERGROUND TELEPHONE LINE
 - WM □ WATER METER
 - WM ⊙ WATER VALVE
 - X- FENCE
 - c/L CENTERLINE
 - R/W RIGHT OF WAY

ALLEY CLOSURE AREA SUMMARY

PORTION OF ABANDONED RIGHT OF WAY ADJACENT TO THE PROPERTY OF SMITH WIGGINS, LLC	220.5 S.F.
PORTION OF ABANDONED RIGHT OF WAY ADJACENT TO THE PROPERTY OF JOYNER COMMERCIAL RENTALS, LLC	51.8 S.F.
TOTAL PUBLIC ALLEY AREA TO BE CLOSED AND ABANDONED	272.3 S.F. (0.0063 AC.)

CERTIFICATE RELIQUISHING TITLE RIGHTS UNDER G.S. 160A-299(c)

WE, THE UNDERSIGNED OWNER OF PITT COUNTY TAX PARCEL 12630 DO HEREBY ASSENT AND AGREE TO GIVE ANY AND ALL RIGHT, TITLE OR INTEREST TO THAT PORTION OF THE ALLEY SHOWN HEREON LYING NORTH OF AND ADJACENT TO OUR NORTH PROPERTY LINE THAT WOULD HAVE BECOME OUR PROPERTY BY NC GENERAL STATUTE 160-299 UPON THE CLOSING OF SAID ALLEY TO SMITH WIGGINS, LLC, ITS SUCCESSORS OR ASSIGNS. THIS ASSENT IS GIVEN IN COMPLIANCE WITH SECTION (c) OF THE AFOREMENTIONED STATUTE. THIS CERTIFICATE BEING ALSO EXECUTED BY SMITH WIGGINS, LLC ACKNOWLEDGING THIS ACTION AND THAT THEY ARE THE ADJOINING PROPERTY OWNER OF A PORTION OF THE ALLEY TO BE CLOSED.

JOYNER COMMERCIAL RENTALS, LLC
D.B. 3125, P. 748
PARCEL 12630
2 STORY BRICK BUILDING
417 COTANCHE STREET

SMITH WIGGINS, LLC
D.B. 3127, P. 748
PARCEL 02607
207 E. FIFTH STREET

I, JOHN A. DOMINY, II, A NOTARY PUBLIC FOR PITT COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT JANE LONG JOYNER AND GREG SMITH PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF THE PUBLIC ALLEY LYING NORTH OF 207 E. FIFTH STREET, 209 E. FIFTH STREET AND 417 COTANCHE STREET.

RESOLUTION No.: _____

SIGNED: _____ MAYOR

SIGNED: _____ CITY CLERK

STATE OF NORTH CAROLINA
COUNTY OF PITT

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

REVIEW OFFICER
DATE: _____

PRELIMINARY PLAT; NOT FOR RECORDATION,
CONVEYANCES, OR SALES

I CERTIFY THAT THIS SURVEY IS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE.

STEPHEN N. SPRUILL L-2723
APPROVED;

GREENVILLE SUBDIVISION ADMINISTRATOR

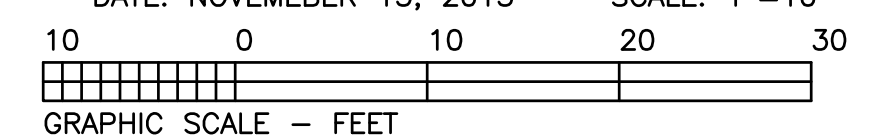
STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRUILL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,800; THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS DAY OF _____, 2013

PROFESSIONAL LAND SURVEYOR L-2723

STREET CLOSING MAP FOR
A PORTION OF THE
PUBLIC ALLEY LYING NORTH OF
207 E. FIFTH STREET

CITY OF GREENVILLE
GREENVILLE TOWNSHIP ~ PITT COUNTY ~ NORTH CAROLINA
DATE: NOVEMBER 13, 2013 SCALE: 1"=10'



Spruill & Associates Inc.

2747 East Tenth Street
Greenville, North Carolina 27858
(252) 757-1200

Firm No.
C-978

FIFTH STREET
(VARIABLE R/W ~ 35' B/B)



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Ordinance amending Section 10-2-93 of the Greenville City Code relating to alleys in the Uptown Area

Explanation: **Abstract:** An ordinance adopted by the Greenville City Council in 2004 limited the use of many public alleys in the City's central business district to pedestrians and service vehicles. This amendment expands the eastern boundary of the effective area to Reade Street.

Explanation: With the proposed closing of a portion of the alley running parallel to East Fifth Street between Cotanche and Reade Streets, vehicular traffic will no longer be possible in some portions of the alley. Service vehicles will still be able to access the majority of the alley from both ends but will not be able to completely traverse the alley. An ordinance adopted by the Greenville City Council in 2004 limited access in many other downtown alleys to pedestrians, cyclists and service vehicles. This ordinance amending the Greenville City Code will expand the eastern boundary of the effective area to Reade Street thus including the above mentioned Cotanche to Reade Street alley.

The Redevelopment Commission's approved work plan and budget items for the 2013-2014 fiscal year are dedicated to improvements to the Cotanche to Reade Street alley. These public improvements are in support of the private sector redevelopment of most of the buildings fronting on East Fifth Street between Cotanche and Reade Streets. As part of the proposed alley improvements, several locking bollards will be placed at each end of the alley to limit vehicular access. City and utility service crews will be able to remove the bollards to access the alley whenever necessary.

Fiscal Note: There is no fiscal impact associated with the proposed City Code amendment.

Recommendation: Staff recommends that City Council approve an ordinance amending Section 10-2-93 of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Revision to Ctiy Code 10 2 93 970182](#)

ORDINANCE NO. 14-_____
AN ORDINANCE AMENDING SECTION 10-2-93 OF THE GREENVILLE CITY CODE

The City Council of the City of Greenville, North Carolina, does hereby ordain:

Section 1. That Section 10-2-93 of the Code of Ordinances, City of Greenville, is hereby amended to read as follows:

Sec. 10-2-93. Alleys in the Uptown Area.

- (a) The following regulations shall apply to the use of the alleys in the area bounded by Third Street on the north, Reade Street on the east, Fifth Street on the south, and Washington Street on the west:
 - (1) All vehicles, except emergency and public service vehicles, are prohibited.
 - (2) No person shall drive or operate a vehicle, other than an emergency or public service vehicle, on an alley. Any violation of this provision shall subject the offender to a civil penalty in the amount of fifty dollars (\$50.00).
 - (3) No person shall damage or disfigure the paving surfaces or planted shrubs or trees in an alley. Any violation of this provision shall subject the offender to a civil penalty in the amount of fifty dollars (\$50.00) plus the city's cost for repairs or replacement of the damaged property.
- (b) Notwithstanding the provisions of subsection (a), vehicles shall be allowed on the alley between Evans Street and Cotanche Street, from the southern right-of-way of Third Street and extending southward for a distance of seventy five (75) feet, and it shall not be a violation for a person to drive or operate a vehicle on this portion of the alley.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Section 4. This ordinance shall become effective upon its adoption.

This the 16th day of January, 2014.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 1/16/2014
Time: 7:00 PM

Title of Item: Town Common Forum

Explanation: Council Member Marion Blackburn requested that an item be added to the agenda to discuss the Town Common forum and what the Redevelopment Commission is trying to accomplish in its 2014 Work Plan regarding the Town Common.

A memo from Economic Development Officer Carl Rees is attached, which provides information related to this request.

Fiscal Note: No cost to discuss the requested issue.

Recommendation: Discuss the issue as requested by Council Member Blackburn.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Town Common RDC Memo 970694](#)

MEMORANDUM

To: Barbara Lipscomb, City Manager
From: Carl Rees, Economic Development Officer
Date: January 8, 2014
Subject: Redevelopment Commission Actions – Town Common

As requested, please find information below pertaining to the Redevelopment Commission's work plan item related to First Street redevelopment and implementation of the Town Common Master Plan.

BACKGROUND

As part of their 2009-2010 work plan, the Redevelopment Commission appropriated \$50,000 of Center City revitalization bond funds for completion of a master plan for Greenville's Town Common. Working collaboratively with the City's Recreation and Parks Commission, the Redevelopment Commission funded development of the master plan in 2010 with hopes that the energetic community-wide participation that created the plan would lead to phased implementation of the recommendations within the plan. Over the next three years, in large part due to recessionary economic conditions that limited capital expenditures, no efforts were made by the City toward implementation of the Town Common Master Plan.

As the Redevelopment Commission convened in March of 2013 for their annual planning session, the membership agreed that with the national and local economies recovering, the timing was right to revisit implementation of the plan. The Commission further recognized that public funding for implementation of a park plan at a price tag of some \$13 million was unlikely and thus outlined a range of potential implementation options as described in the text of the work plan item (below) which was adopted by City Council in June of 2013.

WORK PLAN ITEM

4. First Street Redevelopment and Town Common Master Plan Implementation

During Fiscal Year 2013 – 2014, the Redevelopment Commission will engage the community in a dialogue concerning the possibilities for First Street redevelopment in relation to the Town Common. The future direction of Town Common is a subject that has the potential to engender policy disagreements; but it has the potential to galvanize economic development in the urban core and increase the City's tax base.

The *Center City - West Greenville Revitalization Plan* calls for "Improvement of the open space in the Town Common to leverage other adjacent residential and

commercial projects". The First Street-Town Common area will become a vibrant node of recreation and entertainment, mixed-use redevelopment, and lifestyle commerce. The Redevelopment Commission along with the Recreation and Parks Department completed a public visioning process that culminated in the drafting and adoption of the Town Common Master Plan. The plan is intended as a vision document that will guide improvements to the park and surrounding areas in the years ahead. Implementation of the plan, however, is expected to cost as much as \$13 million, which is not yet available.

In Fiscal Year 2012 - 2013, the Redevelopment Commission oversaw the completion of parking improvements along First Street. The corridor will be narrowed with excess road right-of-way re-allocated toward on-street parking. As additional funding becomes available, such an approach can be expanded to include full streetscaping of the park's frontage along First Street. These improvements will have immediate positive impacts – e.g., providing additional parking for community festivals, Greenway and Town Common recreation, and concerts at the Greenville Amphitheatre – as well as it will contribute to the longer-range goals of making First Street attractive to private redevelopment.

Real estate development professionals who specialize in urban redevelopment explained to the Office of Economic Development that private investment in the First Street corridor is unlikely to happen unless or until a major "draw" or anchor is first developed on First Street or the Town Common.

For the near-term future, the prospects of significant redevelopment on the First Street corridor are unfavorable, until or unless baseline conditions improve. Consequently, the Redevelopment Commission will invite the community, stakeholders, and partners to have an open, creative, critical dialogue concerning the ways to promote First Street Redevelopment and the Town Common Master Plan given existing fiscal constraints and market conditions.

First, the Redevelopment Commission will invite the public to engage in a general discussion of economic policy and community values pertaining to First Street and the Town Common:

- What would it take, in terms of public investment in/around First Street and the Town Common, for private investment to be attracted to this corridor? How much economic impact and/or public value would such private investments generate for the community? In light of any findings that entail from discussion of these issues, is redevelopment of First Street an especially high priority for the Redevelopment Commission, partners, and the community, or is it more of a luxury now that might become a bigger priority under improved future fiscal circumstances?
- What does the idea of infusing public-private space into the Town Common mean to different people in the community? What types of private or public-private projects ought to be considered consistent with the Town Common Master Plan and what types ought not to be considered consistent with that vision?

If First Street Redevelopment is regarded as a high short-term priority, the Redevelopment Commission would also seek additional input concerning the best ways to pursue that priority in the existing fiscal climate. In particular, the Redevelopment Commission would facilitate a dialogue with the community and with partners such as Uptown Greenville and the Recreation and Parks

INTEROFFICE MEMO: TOWN COMMON MASTER PLAN

3

Department to consider the pros and cons of three general approaches to First Street Redevelopment/Town Common Implementation:

1. **Status-quo:** the City continues to seek \$13 million to implement the full Town Common Master Plan vision in its entirety; until or unless funding for the full program becomes available, the City would not attempt to partially implement any of the individual plan elements and/or facilitate any private development on land currently part of the Town Common.
2. **Incremental implementation** of the Town Common Master Plan: commit approximately \$2 - \$3 million to implement key elements of the Town Common Master Plan, with the assumption that they would significantly enhance the redevelopment potential of the First Street corridor. If the City were to complete a few key elements of the plan, which elements are most important to the community and/or most likely to have the greatest impact in terms of attracting private investment? What is the likelihood that any such partial public investment in the Town Common Master Plan, possibly to include some development on the Town Common, would stimulate private redevelopment investment on the south side of First Street?
3. **Actively seek private development** on the Town Common: in its capacity as a venue for analyzing, discussing, and vetting major redevelopment strategies, plans, and proposals, the Redevelopment Commission could engage the community in a robust debate over the pros and cons of the community immediately pursuing private and/or public-private development opportunities on a portion of the Town Common, even prior to any public investment in Town Common Master Plan implementation.

RECENT ACTIONS

In furtherance of their adopted work plan item and as a first step in revisiting the adopted master plan, the Redevelopment Commission invited Parks Planner Lamarco Morrison to attend the November 2013 Commission meeting in order to provide a presentation on the adopted master plan. At their regular meeting the following month, the Redevelopment Commission instructed staff to arrange an introductory meeting with interested members of the Recreation and Parks Commission and the Uptown Greenville board of directors in order to discuss the interest of those two organizations in joining the Commission in revisiting implementation of the Master Plan. Redevelopment Commission members discussed having the meeting in January prior to the City Council's planning retreat and if available, having the meeting in the board room of the Bank of America building on First Street which overlooks the Town Common.

Following an article in the Daily Reflector in which the meeting described above was referenced as a public forum, the Chair of the Redevelopment Commission requested that staff hold off on scheduling the meeting until the Redevelopment Commission had additional discussions about the topic at their scheduled meeting on January 7th. During that meeting, the Commission agreed on two actions. First, they authorized the Chair to develop a media update that clearly outlines their work plan item and intentions relative to the Town Common Master Plan as described in this memorandum. Second, the Commission agreed that they should delay having any further meetings about the Town Common until after their next planning session in mid-March 2014.

Cc: Chris Padgett, Assistant City Manager
Merrill Flood, Community Development Director